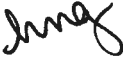


**CITY MANAGER'S OFFICE MEMORANDUM
#12-2019**

DATE: February 25, 2019
TO: Honorable Mayor Carol Dodge and City Council Members
FROM: Heather Geyer, City Manager 
SUBJECT: City Hall Space & Security Assessment

PURPOSE

In 2018, the City contracted with SEH to complete an assessment on the City Hall building to identify operational improvements that could be made when the Police and Municipal Courts moved to their new facility.

BACKGROUND

The City contracted with SEH, an engineering and design firm, to conduct the assessment. The consultants met with various departments that operate out of City Hall to gain an understanding of our operations and needs. The assessment cost \$40,000.

The consultants were asked to provide a conceptual design of modifications to the building. Several key areas were identified and addressed in the concept plan:

- Improved customer service interaction spaces
- Improved safety and security for staff and visitors; reduction of building access points
- Upgrade to ADA facilities
- Updates to carpet and paint

The outcomes of the conceptual design include limited remodel work and focuses on utilizing current spaces differently.

The Civic Campus Master Plan identifies a new location and building for City Hall in the future. A 7-9 year time horizon is included in the P3 phasing of the plan.

Lower Level Recommendations

- **SEH recommendation L-1: Relocation of the City Council mail/meeting room to the former Municipal Court area to include an office for the Mayor and City Attorney.**
 - *Staff recommendation: Staff supports this recommendation.*
- **SEH recommendation L-2: Creation of an Executive Session room in the meeting space across from Council Chambers.**
 - *Staff recommendation: Support this recommendation. Staff does not support utilizing the room for Study Sessions because additional equipment and sound upgrades would be needed.*

- **SEH recommendation L-3: Use of available space for storage.**
 - *Staff recommendation: Support this recommendation. The City Clerk's Office and other staff have been moving files into the available storage spaces. This will be ongoing.*
- **SEH recommendation L-4: Use of former PD training room as a training room for the City and/or community.**
 - *Staff recommendation: Support this recommendation. There is an exterior door that can be used for community groups. The room has already been added to the City's meeting room scheduling system in Groupwise. The room does need to be painted and the furniture is in good condition.*
- **SEH recommendation L-5: Modifications to bathrooms.**
 - *Staff recommendation: For discussion. Modifications require significant ADA improvements. The existing bathrooms do not meet current adopted requirements for ADA compliance (stalls too small). By bringing these up to code would likely reduce the number of bathroom stalls and require access to the lower level bathrooms during normal business hours, which has been identified as safety concern. However, if the bathrooms are not altered the remaining balance of renovations would not trigger ADA compliance under the current code(s). The bathrooms would be considered "grandfathered."*

Public Works issued a bid for the replacement of the City Hall roof. This project is separate from this scope of work. The roof on City Hall was last replaced in 1991 and carried a 20 year warranty, which expired in 2011. The roof is eight years beyond its effective life. The roof can no longer provide the necessary protection from the elements and is very difficult to repair due to its age. The replacement roof was bid in December 2018 and CRW Inc. submitted a low bid of \$216,171, Public Works staff is currently working on a contract documents and this item will be brought to City Council for approval in late March. Work is expected to begin in spring 2019.

Upper Level Recommendations

- **SEH recommendation U-1: Create a new reception area that is secure and enhance the breakroom in the City Manager's Office area.**
 - *Staff recommendation: Do not support this recommendation. I do not recommend the City goes through the expense of making these enhancements at this time.*
- **SEH recommendation U-2: Move the Economic Development offices to the existing location of the City Clerk's Office.**
 - *Staff recommendation: Support this recommendation. This move will allow us to move our Public Information Specialist who currently resides in Planning over to the City Manager's Office area and have an available office for future staffing needs. This move will position Economic Development to be more accessible to the public.*
- **SEH recommendation U-3: Move the City Clerk's Office to the existing Central Records storage room, which will be relocated to the lower level. SEH recommendation U-4: Create an office and working file space out of the existing City Council mail/meeting room for the City Clerk's Office.**

- *Staff recommendation: Support both recommendations as they are tied together and cannot be done independent of one another.*

Additional Information on City Clerk's Office Space Needs

Three employees currently occupy a 13' x 25' space with open workstations in the main area of the City Clerk's Office. Internal improvements have been made to maximize utilization of the space and to create a welcoming atmosphere. However, additional space is needed to provide adequate mobility, privacy, and individual workspace for employees.

The current customer service space is limited to a 5' x 17' area and does not allow for adequate mobility when there is more than one customer being served in the office. Staff is able to control the number of passport appointments per day, but each appointment typically includes more than one customer. Staff needs to be able to accommodate other customers, which cannot be scheduled by appointment, and additional space is needed for customers utilizing wheelchairs or strollers.

Employees in the City Clerk's Office handle a high level/volume of confidential information and meeting with applicants and external parties is a significant part of each employee's role. Passport and licensing customers provide confidential/sensitive information, which may include social security numbers, private adoption info, criminal history and licensing investigations, financial info, and other personal identifying information. There is currently no visual or acoustic privacy and no adjacent private meeting space to utilize for these functions.

The office lacks adequate space for working-file storage and shared space is only accessible by one employee at a time. Additional space is needed to improve working conditions and to meet the demands of the office's functions.

- **SEH recommendation U-5: Reorganization of the Building Division customer service area.**
 - *Staff recommendation: Support this recommendation based on cost considerations and prioritization of other recommendations from SEH.*
- **SEH recommendation U-6: Reorganization of the Planning area to include creation of two reorganized work spaces for planners and the addition of workspaces for Code Enforcement.**
 - *Staff recommendation: Support this recommendation. Previously the Public Works Director resided at City Hall. I believe it is important for the Public Works Director to reside at M&O. As a result, we need to add an office at M&O for the Engineering Manager position. Moving Code Enforcement over to City Hall will free up space to create the new office and provide more space for the parks division. In addition to the SEH recommendation, staff is recommendation the two work spaces for planners be converted to offices.*
- **SEH recommendation U-7: Reorganization of the Human Resources area. Creation two office spaces, one for the Risk Analyst who currently resides in the Building Division area and a second for a Human Resources staff member. This change also includes creation of a storage closet for Human Resources.**
 - *Staff recommendation: Support this recommendation.*

- **SEH recommendation U-8: Expansion of an existing break room by IT.**
 - *Staff recommendation: Support this recommendation. With the addition of seven FTEs to the main floor, it is recommended to increase the breakroom space in order to provide additional space for food storage and a place to eat.*

- **SEH recommendation U-9: Modifications to bathrooms.**
 - *Staff recommendation: For discussion. Modifications require significant ADA improvements. The existing bathrooms do not meet current adopted requirements for ADA compliance (stalls too small). By bringing these up to code would likely reduce the number of bathroom stalls and require access to the lower level bathrooms during normal business hours, which has been identified as safety concern. However, if the bathrooms are not altered the remaining balance of renovations would not trigger ADA compliance under the current code(s). The bathrooms would be considered “grandfathered.”*

- **SEH recommendation U-10: Replacement of carpet in shaded areas on Attachment 1.**
 - *Staff recommendation: Support this recommendation. In addition to the upper level carpet replacement, I recommend getting quotes to replace the carpet on the lower level in the hallway and areas discussed.*

City Manager Additions

- Purchase of new furniture for the lobby area of the lower level and upper level. Approximate cost \$12,000.
- Purchase of new chairs in the City Council Chambers. The current chairs are several years old and approximately \$2,500 is needed to replace them.
- The former Jury room on the lower level is not utilized. I recommend that it be converted into a conference room.

Miscellaneous Updates

- Public Works had the trailer removed from the northern property at City Hall in January 2019. The files that were in this building were moved to the storage space on the lower level of City Hall.
- The lower level of City Hall entryway was painted in late 2018 once the PD officially vacated the building. The proposed Executive Session room and old jury room, along with a section of hallway are being painted the week of February 19th by Public Works staff.
- In December 2018, Public Works badged the front doors of City Hall requiring badge access for entry before and after regular business hours. This has enhanced the security of the front entrance.
- Public Works is in the process of working with a contractor to install prox card readers on the east door to downstairs, the staircase doors on the north side of the building that provide access to the lower level and the stairs on the east side of the building that lead to the old PD parking lot. This cost is approximately \$11,000. This work is being done to create greater security of facility access points.
- All staff are required to wear their City issued I.D. Badges at all times. This policy change was approved by City Council in January 2019. Staff is required to use the prox card readers for access to the building when the building is not open. This work was completed in 2018.

- As part of the City's ongoing efforts to ensure facility safety, the Police Department conducts a walk-through of the building following City meetings.

M&O Improvements

Currently the Maintenance and Operations Facility has Code Enforcement, Parks and Recreation Maintenance, Public Works Operations and Engineering Division. If Code Enforcement were to relocate to City Hall, the P&R bullpen area would be relocated to the vacated Code area. This area currently has P&R offices and all P&R would be in the same area. This provides the benefit of having all of the parks staff on one side of the building, and gives them a little more room. This is particularly helpful during the summer months when we add an additional 10-12 seasonal staff members.

Operations staff would use existing office material and furniture to reorganize the vacated P&R bullpen. Current office space would become available to make room for the soon to be hired Engineering Manager and Civil Engineer II. There would be no expense for improvements at M&O, all work would be completed by staff.

STAFF RECOMMENDATION

Staff recommends support of the following recommendations based on available funding. Staff will not know total cost of this project until we receive bids. Staff will bring any reprioritization back to City Council if necessary based on cost and available funding.

BUDGET/TIME IMPLICATIONS

The 2019 Capital Projects Fund includes a budget of \$375,000.

- Work in progress \$11,000
- City Hall Improvements \$340,000
- M&O Improvements \$0, work will be completed in house.

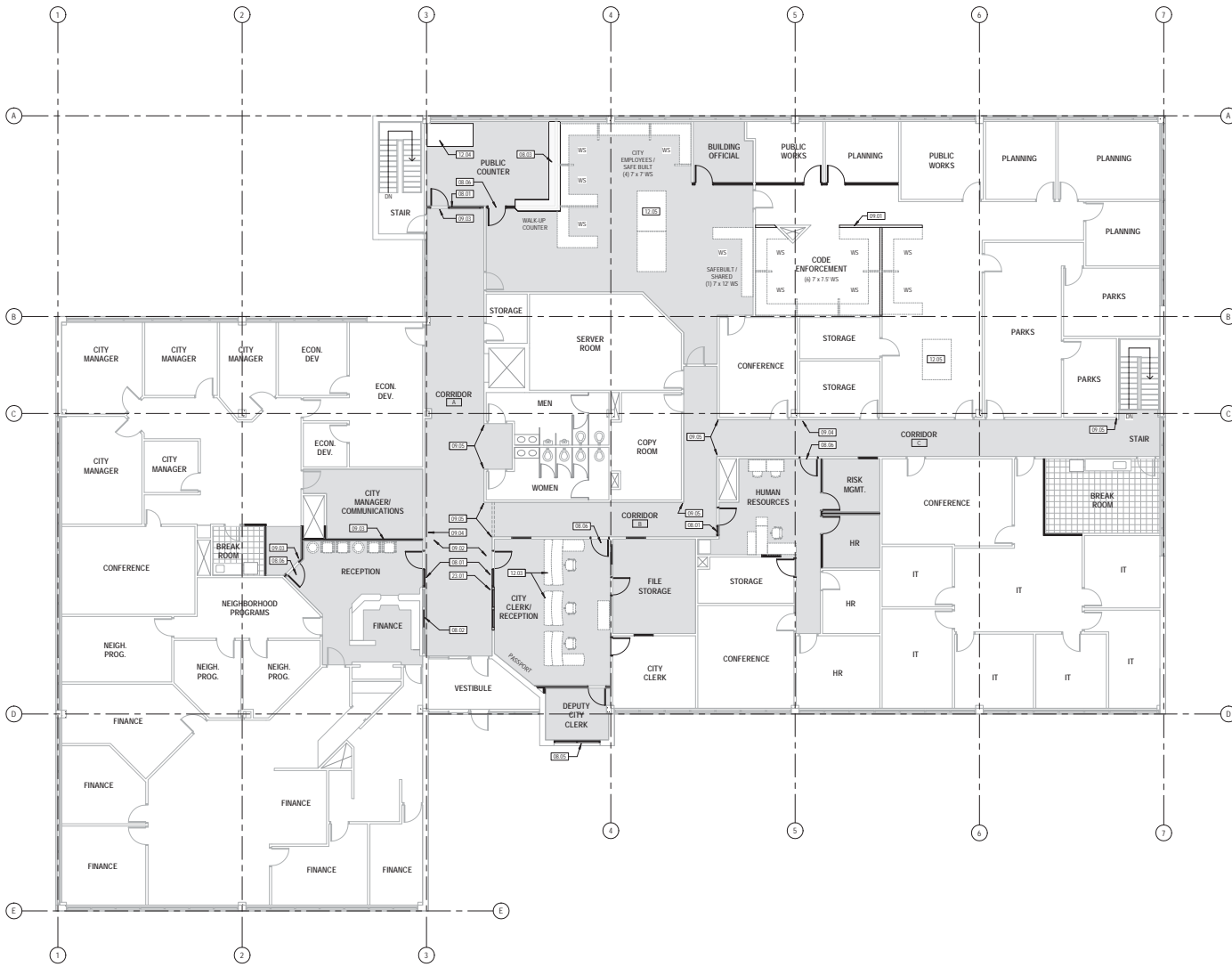
Following Council approval, staff will build a project timeline and bid the project.

STAFF REFERENCE

Heather Geyer, City Manager, hgeyer@northglenn.org, 303.450.8706.

ATTACHMENT

1. Recommendations from SEH



1 FLOOR PLAN - UPPER LEVEL
1/8" = 1'-0"

GENERAL NOTES

ALL DIMENSIONS ARE TO FACE OF STUD OR EXISTING FINISH UNLESS NOTED OTHERWISE. FIELD VERIFY ALL DIMENSIONS

FURNITURE PROVIDED BY OWNER

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NEW PARTITION
- CARPET REPLACEMENT
- RESILIENT FLOORING REPLACEMENT

KEYNOTES

- 08.01 SIDELIGHT
- 08.02 INFILL OPENING WITH SLIDING GLASS WINDOW
- 08.03 PLAM TRANSACTION COUNTER W/ WOOD TRIM EDGE
- 08.05 NEW EXTERIOR WINDOW
- 08.06 SOLID WOOD DOOR WITH VISION LIGHT
- 09.01 LOW WALL WITH WOOD CAP
- 09.02 INSTALL DIRECT GLE DOWN CARPET
- 09.03 1HR RATED DOOR AND WALL ASSEMBLY
- 09.04 PAINT CORRIDOR WALLS, MATCH EXISTING
- 09.05 PROVIDE CORNER EDGE PROTECTION
- 12.03 RELOCATE DESKS FROM EXISTING CITY CLERK RECEPTION
- 12.04 BUILT-IN DRAWING LAYOUT COUNTER
- 12.05 EXISTING FLAT FILE STORAGE
- 23.01 RELOCATE EXISTING THERMOSTAT TBD WITH MECHANICAL ENGINEER



NOT FOR CONSTRUCTION

Client
City of Northglenn
1100 Community Center Drive
Northglenn, CO 80221

Architect
David Elliot Hurdickson, Inc.
2000 South Colorado Boulevard
Flood Dr. Suite 600
Denver, Colorado 80222
303.568.8800

MEP Engineer
SEER Engineering, Inc.
5420 West Gale Suite 200
Arvada, CO 80002
303.422.7400

NORTHGLENN CITY HALL
 SPACE ASSESSMENT
 1100 Community Center Drive
 Northglenn, CO 80221

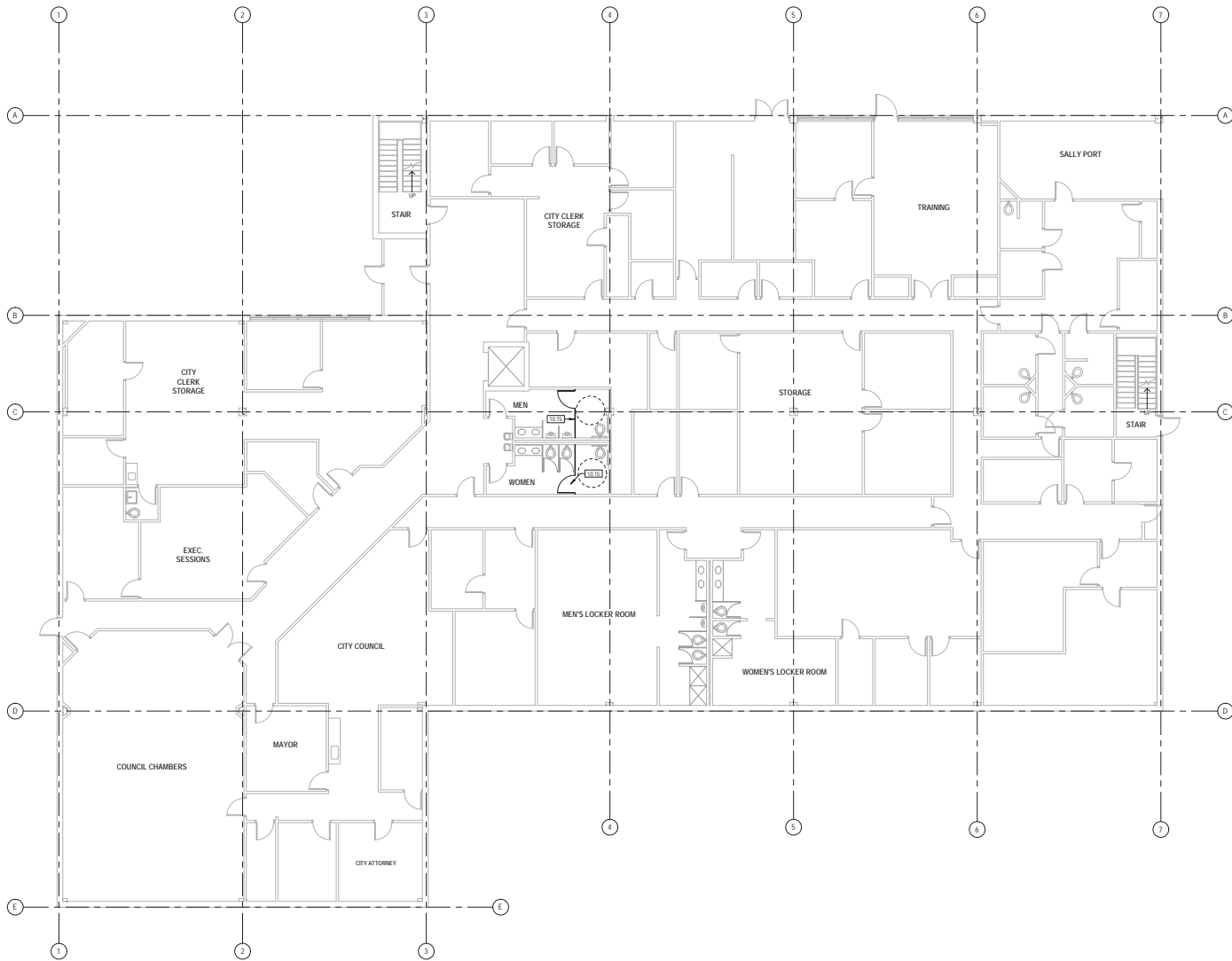
This drawing is a representation of an analysis and does not constitute a design. It is intended for informational purposes only. It is not intended to be used for construction or other purposes without the express written approval of SEH.

SEH Project: 140021 NSGLE
 Checked By: TJS
 Drawn By: AAJ
 Project Status: Issue Date: 07/20/2014

Revision Number	Description	Date

FLOOR PLAN - UPPER LEVEL

A
101



1 FLOOR PLAN - LOWER LEVEL
1/8" = 1'-0"

GENERAL NOTES
 ALL DIMENSIONS ARE TO FACE OF STUD OR EXISTING FINISH UNLESS NOTED OTHERWISE. FIELD VERIFY ALL DIMENSIONS.
 FURNITURE PROVIDED BY OWNER.

LEGEND
 [Solid line] EXISTING
 [Dashed line] NEW CONSTRUCTION
 [Thick solid line] NEW PARTITION

KEYNOTES
 10.15 INSTALL SALVAGED TOILET PARTITION



NOT FOR CONSTRUCTION

Client:
 City of Northglenn
 1100 Community Center Drive
 Northglenn, CO 80231

Architect:
 Chad E. Hill-Hendrickson, Inc.
 2000 South Colorado Boulevard
 Front, CO, 80027
 Denver, Colorado 80222
 303.568.8800

MEP Engineer:
 SEER Engineering, Inc.
 5420 West 86th Street, Suite 200
 Arvada, CO 80002
 303.453.7400

PROJECT INFORMATION
**NORTHGLENN CITY HALL
 SPACE ASSESSMENT**
 1100 Community Center Drive
 Northglenn, CO 80231

This drawing is an instrument of service and shall remain the property of SEH. It shall not be used for any other project without the express written approval of SEH. It is the responsibility of the user to verify all dimensions and conditions of the project prior to construction. SEH is not responsible for any errors or omissions in this drawing. © 2017 SEH

SEH Project: 140021 NGC/LE
Checked By: TJS
Drawn By: AA
Project Status: Issue Date: 07/20/2017

Revision Number	Description	Date

FLOOR PLAN - LOWER LEVEL

**A
102**



NOT FOR CONSTRUCTION

Client: City of Northglenn
1100 Community Center Drive
Northglenn, CO 80233

Contract: Chad Ebert-Hendrickson, Inc.
2000 South Colorado Boulevard
Ft. Collins, CO 80525
Denver, Colorado 80222
720.568.8800

SEH Engineer: SEER Engineering, Inc.
5420 West Foxe, Suite 200
Arvada, CO 80002
303.422.1400

PROJECT INFORMATION:
**NORTHGLENN CITY HALL
SPACE ASSESSMENT**
1100 Community Center Drive
Northglenn, CO 80233

This drawing is a representation of a space and does not constitute an architectural plan. The drawing is not intended to be used for construction purposes. It is intended for informational purposes only. The drawing is not intended to be used for any other purpose without the written approval of SEH.

SEH Project: 14002 N001E
Checked By: TJC
Drawn By: AA
Project Status: Issue Date: 01/20/2024

Revision Table:
Rev # Description Date

DEMOLITION PLAN - UPPER LEVEL

A
D071

GENERAL NOTES - DEMOLITION

REMOVE AND SALVAGE ALL DOORS EXCLUDING FRAMES

ALL WALL TYPES BEING DEMOLISHED ARE TO UNDERSIDE OF CEILING UNLESS NOTED OTHERWISE

REMOVE ALL WALLS INDICATED BY THE FOLLOWING LINETYPE



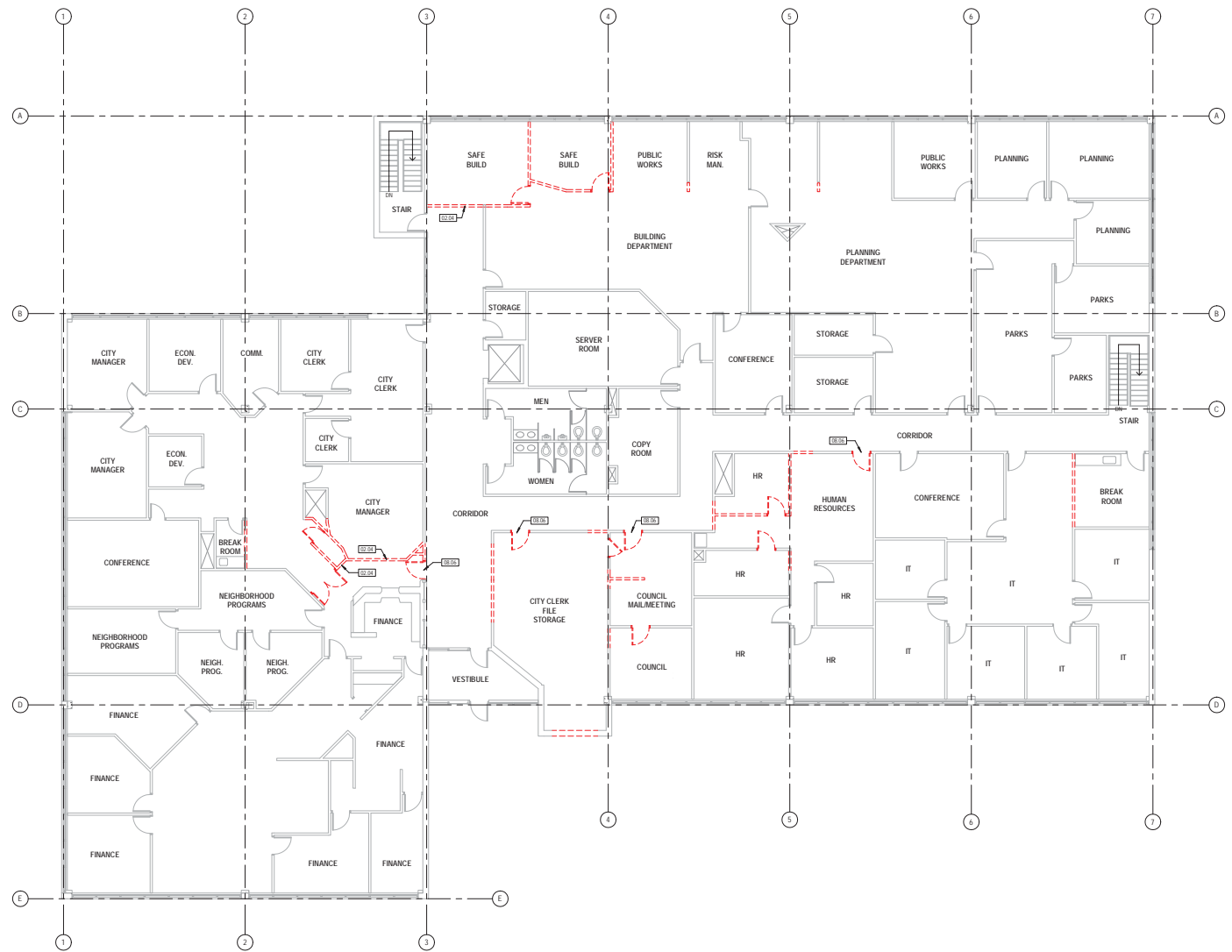
KEYNOTES

02.04 DEMOLISH FIRE RATED PARTITION TO STRUCTURE

08.06 SOLID WOOD DOOR WITH VISION LIGHT

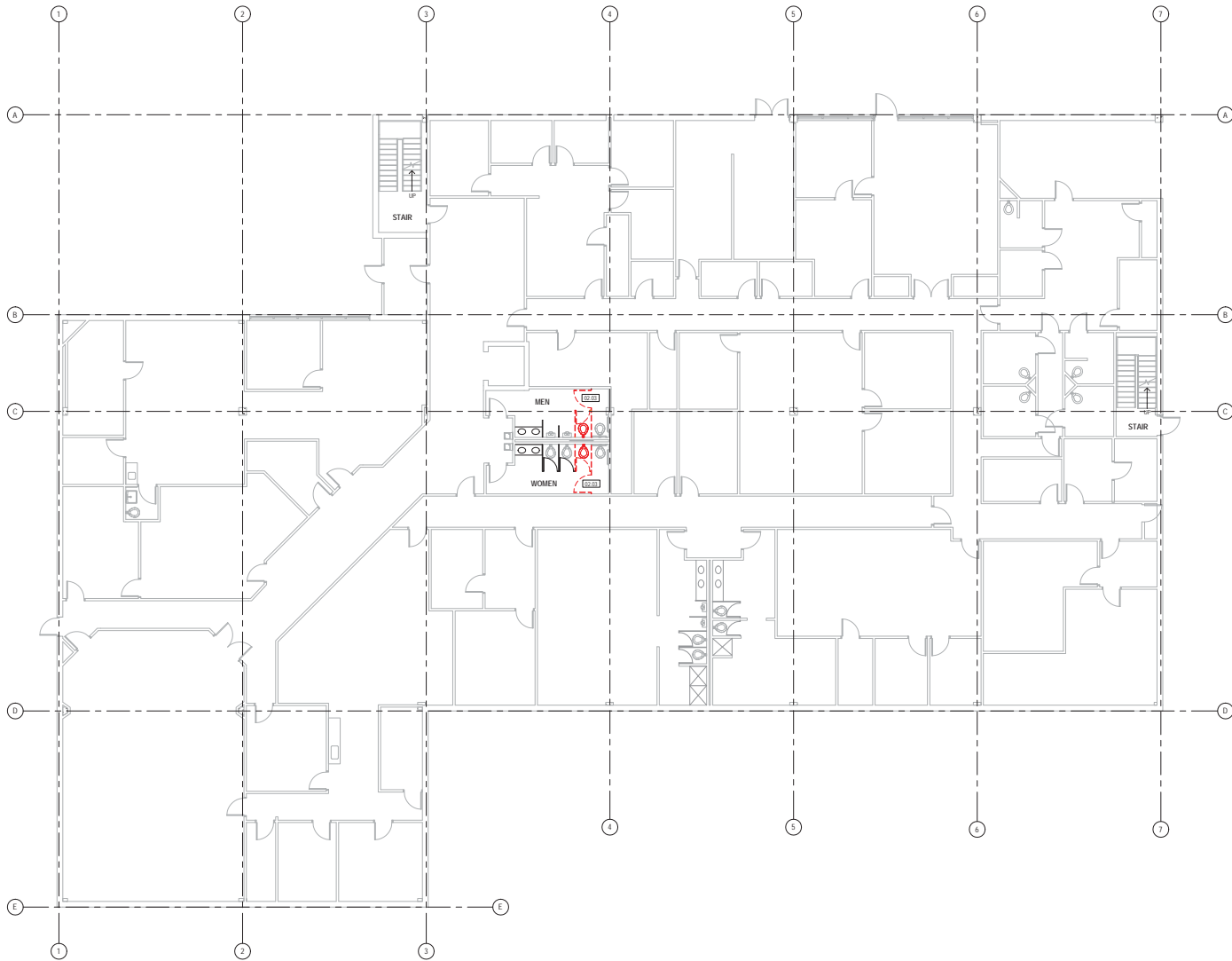
SALVAGE NOTES

WOOD DOORS
- SOLID : 10 NEEDED / 6 SALVAGED
- VISION : 5 NEEDED / 4 SALVAGED



1 DEMOLITION PLAN - UPPER LEVEL
1/8" = 1'-0"





1 DEMOLITION PLAN - LOWER LEVEL
1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

REMOVE AND SALVAGE ALL DOORS EXCLUDING FRAMES
ALL WALL TYPES BEING DEMOLISHED ARE TO UNDERSIDE OF CEILING UNLESS NOTED OTHERWISE
REMOVE ALL WALLS INDICATED BY THE FOLLOWING LINE TYPE



KEYNOTES

02.03 REMOVE AND DISPOSE OF TWO EXISTING TOILETS, REMOVE AND REINSTALL TOILET PARTITIONS PER NEW PLAN TO MEET ADA COMPARTMENT CLEARANCES.



NOT FOR CONSTRUCTION

Client
City of Northglenn
1100 Community Center Drive
Northglenn, CO 80231

Contractor
Shel 1801 Hardrickson, Inc.
2000 South Colorado Boulevard
Fountain, CO 80027
719.584.8800

MEP Engineer
SEER Engineering, Inc.
3420 West 9th Street, Suite 200
Fountain, CO 80020
303.653.1460

PROJECT LOCATION
**NORTHGLENN CITY HALL
SPACE ASSESSMENT**
1100 Community Center Drive
Northglenn, CO 80231

This drawing is a representation of an analysis and does not constitute a design. It is the responsibility of the user to verify the accuracy of the information presented and to consult with the appropriate regulatory agencies for all applicable codes and regulations. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for the design and construction of the project. The user shall be responsible for the safety of the project. The user shall be responsible for the safety of the project. The user shall be responsible for the safety of the project.

SEH Project: 140021 NG001
Checked By: TJS
Drawn By: AA
Project Status: Issue Date: 01/20/2024

Revision Number	Description	Date

DEMOLITION PLAN - LOWER LEVEL

A
D072

Northglenn City Hall Renovations

MEP Renovations

Mechanical System

Base scope:

The base mechanical scope covers the mechanical system changes necessary to accommodate the architectural revisions. To do so the following mechanical revisions are anticipated:

- Where existing thermostats are located on walls intended to be removed or relocated, they must be removed and reinstalled in a new location.
- Where existing supply diffusers in the same space as a proposed new wall, the existing diffuser must be relocated to avoid conflict with the wall. This revision will likely require some minor ductwork revisions as well and may require the addition of a new supply diffuser depending on the situation. As with the supply diffusers, relocation of existing return grilles may be required if a grille is located in the same space as a proposed new wall. Although the return grille can be relocated with no ductwork modifications, it may be necessary to add an additional return grille to the subdivided space to provide adequate free area for return air paths.
- Add one new HVAC cooling zone. Where a new office space has been created at the south end of the existing City Clerk File Storage room, a new VAV zone will be added for this office. This will improve the thermal performance of this office as it is on an exterior exposure and would otherwise share a thermal zone with an interior space that would not be representative of the heating and cooling loads seen in the private office.

Mechanical - Balancing Option

The base mechanical system revisions are the minimum changes necessary to accommodate the architectural revisions. The base revisions do not improve the thermal comfort of the building and only maintain the same level of thermal comfort that has been previously achieved. In this section, mechanical balancing is presented as an option that will likely improve the thermal comfort and may also reduce energy consumption.

Although the building was constructed almost 40 years ago, the maintenance staff believes that the building has not had subsequent balancing performed. Balancing ensures that the air flow and water flow through the building are appropriate to not only meet the anticipated heating and cooling loads but also to provide adequate indoor air quality. It's likely that over the life of the building, water valves and air dampers have been adjusted without the correct measurement devices resulting in imbalanced air movement. This limits the ability of the system to respond correctly to the internal loads. Balancing the systems restores the correct flows and ensures proper flow for more predictable performance. Through this exercise, control valves are tested, and failed valves are identified. Failed valves prevent the respective system from responding to loads at all. Per the original design documents, the perimeter hydronic heat is broken up in to approximately six separate control zones per floor. It is very likely that over time the control valves that control the heating capacity of the baseboard heat have failed and

require replacement. The cost opinion for this option only covers the cost of the balancing however and not the cost of valve replacement or design effort required to establish new required flow rates.

Plumbing

Base Scope:

As part of the architectural renovations, two water closets are to be removed from the lower level restroom to accommodate two new ADA water closet stalls. Two additional water closets must be removed and replaced with ADA compliant water closets. To implement these changes four water closets and their associated plumbing and carriers must be removed. Two new water closets must be installed in their place which are ADA compliant.

Lighting

Base Scope:

Where existing luminaires are in the same location as new proposed walls, they must be removed and reinstalled into a new ceiling location. In some situations this may require new luminaires to be installed. In the upper level primary corridor environment would be improved by replacing the existing luminaires in and adding new downlights to improve lighting and wayfinding. This scope item proposes to replace the existing fluorescent luminaires with modern LED luminaires to improve corridor lighting levels; it assumes reuse of the existing lighting controls. Further, LED downlights will be provided to illuminate wayfinding signage and customer information and artwork on the walls of the corridor.

Electrical/Low Voltage

Base Scope:

Where existing 120V electrical receptacles or data ports are located on walls intended to be removed or relocated, these receptacles and ports must be removed and reinstalled in a new location. The cost of relocating this work has been included in the cost opinion.



CSI	Description	Total
02	Existing Conditions (Demolition)	\$ 11,039
06	Wood, Plastics, and Composites	\$ 655
08	Openings	\$ 58,250
09	Finishes	\$ 66,432
10	Specialties	\$ 2,540
12	Furnishings	\$ 2,433
22	Plumbing	\$ 1,641
23	Mechanical	\$ 32,627
26	Electrical	\$ 32,929
Hard Cost + Contingencies Sub-Total		\$ 208,547

General Contractor General Conditions		
Estimated Construction Sub-Total		\$ 208,547
General Contractor General Conditions	14%	\$ 29,197
Estimated Construction Total		\$ 237,743

Soft Costs			
General Contractor Overhead & Profit	8%		\$ 19,019
A/E Design & Construction Administration Service Fees	14%		\$ 33,284
Insurance/Bonds	8%		\$ 19,019
			Sub Total
			\$ 309,066
Owner Contingency	0%		
Construction Contingency	10%		\$ 30,907

Final Project Total			\$ 339,973
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Construction Inflation Costs	Cost / Year	Total
Construction 2019	4%	\$ 13,599
		\$ 353,571

Assumptions and Clarifications

1. Budgeted costs are based on the drawings and narrative dated July 10, 2018.
2. Budgeted costs are based on an estimated 18 week construction period.
3. Budgeted costs assume a small percentage for additional labor costs for work performed after-hours.

NORTHGLENN CITY HALL
CITY OF NORTHGLENN, COLORADO
DRAFT CONCEPTUAL COST BUDGET ANALYSIS
CITY HALL SPACE ASSESSMENT
July 10, 2018
SEH Project No. 145052

02	Existing Conditions	Quantity	Unit	
	2 Door removal	12	Ea.	
	4 Door frame demolition	12	Ea.	
	5 Door patch and fill	6	Ea.	
	7 Ceiling demolition, gypsum	1,282	S.F.	
	8 Ceiling demolition, ACT system	1,467	S.F.	
	9 Partition demolition	1,867	S.F.	
	10 Toilet partition removal	2	Ea.	
			Total	\$ 11,039

06	Wood, Plastics, and Composites	Quantity	Unit	
	7 Oak wood trim wall cap (5 1/2" x 3/4")	33	L.F.	
			Total	\$ 655

08	Openings	Quantity	Unit	
	7 HM Frames (salvaged door panel reinstall)	7	Ea.	
	2 SC Wood Door - 3' x 7'	4	Ea.	
	3 SC Wood Door - 3' x 7' w/ vision	3	Ea.	
	4 SC Wood Door - 3' x 7' w/ vision, fire-rated	1	Ea.	
	5 SC Wood Door - 3' x 7' w/ 3' x 7' sidelight	3	Ea.	
	6 SC Wood Door - 3' x 7' w/ 6' x 7' sidelight, fire-rated	1	Ea.	
	7 Wood and glass window system at clerk entrance	28	S.F.	
	9 Glass infill and sliding window at existing finance reception	18	S.F.	
	8 Exterior aluminum window system - 8' x 4'	1	Ea.	
			Total	\$ 58,250

NORTHGLENN CITY HALL
CITY OF NORTHGLENN, COLORADO
DRAFT CONCEPTUAL COST BUDGET ANALYSIS
CITY HALL SPACE ASSESSMENT
July 10, 2018
SEH Project No. 145052

09	Finishes	Quantity	Unit
	1 Typical partition system	1,164	S.F.
	2 Fire-rated partition system	388	S.F.
	4 Ceilings	2,250	S.F.
	5 Resilient flooring	305	S.F.
	6 Carpet	5,400	S.F.
	7 Painting	2,699	S.F.
	8 Resilient base	284	L.F.
		Total	\$ 66,432

10	Specialties	Quantity	Unit
	1 Stainless steel corner guards	12	Ea.
	2 Signage	20	Ea.
		Total	\$ 2,540

12	Furnishings	Quantity	Unit
	1 Plastic laminate transaction counter (24" wide)	21	L.F.
	2 Plastic laminate drawing layout counter (4' x 8')	1	Ea.
		Total	\$ 2,433

NORTHGLENN CITY HALL
CITY OF NORTHGLENN, COLORADO
DRAFT CONCEPTUAL COST BUDGET ANALYSIS
CITY HALL SPACE ASSESSMENT
July 10, 2018
SEH Project No. 145052

22	Plumbing	Quantity	Unit
	1 Demolition of water closet carriers	2	Ea.
	2 Demolition of cold water supply to w.c.	10	L.F.
	3 Demo of water closet waste piping	2	Ea.
	4 Waste piping where w.c. was removed	10	L.F.
	5 Mobilization	1	Ea.
Total			\$ 1,641

23	Mechanical	Quantity	Unit
	1 Relocated existing pneumatic thermostat	5	Ea.
	2 Relocated supply grille	15	Ea.
	3 Relocated supply duct	100	Lbs.
	4 Relocated return grille	5	Ea.
	5 Add a 4" vav box w pneumatic controls	1	Ea.
	6 Pneumatic control tube	1	C.L.F.
	7 Ductwork for new VAV	75	Lbs.
		2	Ea.
	8 Hydronic heating system only	30	Ea.
	9 Supply grille balancing	120	Ea.
	10 Second floor and portion of first floor	30	Ea.
	11 Heating Water Pumps	2	Ea.
	12 Supply Fans	2	Ea.
Total			\$ 32,627

NORTHGLENN CITY HALL
CITY OF NORTHGLENN, COLORADO
DRAFT CONCEPTUAL COST BUDGET ANALYSIS
CITY HALL SPACE ASSESSMENT
July 10, 2018
SEH Project No. 145052

26	Electrical	Quantity	Unit
	1 Install new receptacle for relocation	27	Ea.
	2 Install new light switch for relocation	22	Ea.
	3 Install new data port for relocation	13	Ea.
	4 3/4" galvanized rigid conduit	800	L.F.
	5 12awg single conductor	24	C.L.F.
	6 1" core drill holes in slab for electrical	22	Ea.
	7 Demo of 2x4 fluorescent luminaires	18	Ea.
	8 New 2x4 LED troffer	18	Ea.
	9 12awg 2-1 MC cable	4	C.L.F.
	10 Wall washer downlights	8	Ea.
	11 Relocation of existing luminaires	26	Ea.
		15	Ea.
		10	Ea.
		10	Ea.
		500	L.F.
		15	C.L.F.
		Total	\$ 32,929

Construction Hard Cost Sub-Total	\$ 208,547
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