

**PUBLIC WORKS DEPARTMENT
MEMORANDUM #2017 – 48**

DATE: August 28, 2017
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: James A. Hayes, AICP, City Manager
David H. Willett, Director of Public Works
James S. May, Chief of Police
SUBJECT: **Council Discussion Item**
Ralston House Design Update – August 2017

PURPOSE

The City Project Team will provide an update to Council on design and project status of the Ralston House project at the end of every month. This is the August 2017 update.

BACKGROUND

The Ralston House Children's Advocacy Center is currently providing services out of the outdated facility located at the Northglenn Water Treatment Plant (WTP). The proposed new facility will be located adjacent to the old facility. Once the new Ralston House is operational the old facility will be demolished.

PROJECT UPDATE

Grant Application Update:

Grant Application #1: Ralston House (RH) staff coordinated the formal application for a Department of Labor Affairs (DOLA) Energy Impact Grant with the City of Northglenn, which shall serve as the official applicant. The application was submitted in January. In April the RH staff and City staff attended the grant hearing and presented the Ralston House project to the advisory committee. Unfortunately, DOLA did not approve the grant for the Ralston House.

Grant Application #2: Gates Family Foundation – On June 30th the GFF awarded \$25,000 to the RH project.

RH is also seeking grants from the Boettcher Foundation and the El Pomar Foundation. No additional information on these grants at this time.

Site Preparations Update:

Staff recently advertised the Design/Build solicitation package for the relocation of the WTP backup Generator. Two bids were received and the recommendation for award was presented and approved at the regular Council meeting on August 14th. The generator relocation construction project is anticipated to begin early September.

Design Update:

The RH civil design package has been approved. However, staff will be seeking an amendment to the design to add back the conference room originally removed to keep the building footprint under 5,000 sq. ft.; a minimum area requirement by the DOLA to obtain LEED certification. Although the RH building will not be LEED certified the building will be designed and built to current energy standards.

The design amendment has been approved by the building department.

Cost Update:

The design change corresponding to the conference room add-back is \$7,550. The project design contingency has the funding to cover the change.

The architect (Eidos Architects PC) provided an opinion of cost in September 2016. The total project cost at that time was estimated at \$1,700,000. Staff has received an updated opinion of cost for the project in conjunction with the aforementioned minor design change. The update opinion of cost totals **\$1,855,783**. Approximately an 8% increase.

The current itemized opinion of cost is attached to this memorandum.

Schedule Update:

Procurement – It is anticipated that the RH construction bid package (including the conference room add back) will be offered to a General Contractor through the City solicitation process in October.

Administration – The municipal parties conducted a strategy meeting on June 6th to discuss next steps. The atmosphere was positive all around but in particular to the initiative to seek other grant opportunities and to get the project started this year. It was determined that minor revisions (likely 100% construction funding) to the IGA will need to be accomplished in near future. The city of Northglenn will work with the City Attorney to update the Phase 2 IGA with a “first amendment to the Phase 2 IGA” to reflect any revisions in the contributions by the parties. The first amendment cost revision will most likely be based on the updated opinion of probable cost for the project. Credits will be given for monies already paid.

The City will begin the invoice process to acquire all of the funding after the IGA has been amended. Once all of the funding has been received, the City can award the project. Absent delay in the process outlined, groundbreaking could occur in October/November.

BUDGET/TIME IMPLICATIONS

The city of Northglenn has appropriated \$280,000 in the 2017 Capital Projects Fund of which \$37,798 will be the City share of the capital construction in the IGA. The balance of the funds are set aside to cover site preparation work and other costs associated with the project that are the sole responsibility of Northglenn. Any unused funds after completion of the project will be left in the Capital Projects Fund and may be redirected to other projects as appropriate.

RECOMMENDATION

None, information only.

STAFF REFERENCE

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ATTACHMENTS

Ralston House Updated Opinion of Probable Cost

Ralston House Northglenn
Northglenn, Colorado
Project No. 16022
Updated Opinion of Probable Cost
August 11, 2017

Site	Quantity	Unit	Cost/Unit	Extended
Sitework				
Layout Survey	1	LS	\$10,000.00	\$10,000.00
Erosion Control Measures	1	AC	\$15,000.00	\$15,000.00
Demolition of Driveways and Walks	5,500	SF	\$2.50	\$13,750.00
Demolition of Fencing	550	LF	\$5.00	\$2,750.00
Demolition of Shed & Barn	2	EA	\$2,500.00	\$5,000.00
Demolition of Trees	10	EA	\$500.00	\$5,000.00
Strip & Stockpile Topsoil	1,500	CY	\$4.00	\$6,000.00
Grading & Earthwork	4,330	CY	\$5.00	\$21,650.00
Concrete Gurb & Gutter	300	LF	\$20.00	\$6,000.00
Concrete Curbcut and Crosspan	200	SF	\$20.00	\$4,000.00
Concrete Walkways (4")	2,000	SF	\$5.00	\$10,000.00
Asphalt Paving (6")	920	SY	\$30.00	\$27,600.00
Parking Lot Striping	500	LF	\$2.00	\$1,000.00
6' Chain Link Fencing	130	LF	\$40.00	\$5,200.00
6' Wood Fencing - solid board	100	LF	\$40.00	\$4,000.00
Vinyl Ranch Fencing - three rail	175	LF	\$30.00	\$5,250.00
Sign w/concrete base	7	EA	\$250.00	\$1,750.00
Paving and Exterior Sealants	6,000	SF	\$0.50	\$3,000.00
Parking Bumpers	10	EA	\$100.00	\$1,000.00
Subtotal				\$147,950.00
Utilities				
Storm Drainage Concrete Channel	30	LF	\$20.00	\$600.00
Sidewalk Chase & Trench Cover	40	LF	\$100.00	\$4,000.00
Sump for Perimeter Drain	0	EA	\$5,000.00	\$0.00
Waterline Demo (house-abandon?)	0	LF	\$0.00	\$0.00
Waterline New 2"	70	LF	\$65.00	\$4,550.00
Water Meter, Vault & Tap	1	EA	\$20,000.00	\$20,000.00
Sanitary Line Demo (house-abandon?)	0	LF	\$0.00	\$0.00
Sanitary Line Relocation (east) 4"	210	LF	\$50.00	\$10,500.00
Sanitary Line New (building) 4"	30	LF	\$50.00	\$1,500.00
Sanitary Manhole Alterations	1	EA	\$2,500.00	\$2,500.00
Gas Meter	1	EA	\$2,500.00	\$2,500.00
Gas Line	150	LF	\$35.00	\$5,250.00
Power & Light Pole Demolition	3	EA	\$2,000.00	\$6,000.00
Electric Transformer, single-phase	1	EA	\$12,000.00	\$12,000.00
Electric Service & Conduit/Wiring Line to Building	150	LF	\$50.00	\$7,500.00
Light Poles, 20'	3	EA	\$2,500.00	\$7,500.00
Fiber Optic Conduit	75	LF	\$10.00	\$750.00
Phone Line Conduit	150	LF	\$10.00	\$1,500.00
Subtotal				\$86,650.00
Landscaping				
Fine Grading, Topsoil Placement & Prep	975	CY	\$6.35	\$6,191.25
Sod	7,460	SF	\$1.00	\$7,460.00

Ralston House Northglenn
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Hydroseed	11,900	SF	\$0.50	\$5,950.00
Rock Mulch (1-1/2" size, 3-4" deep)	3,900	SF	\$5.00	\$19,500.00
Edging - steel	500	LF	\$8.00	\$4,000.00
Trees - 2" caliper	9	EA	\$500.00	\$4,500.00
Bushes & Shrubs - 5 gallon container	46	EA	\$100.00	\$4,600.00
Yard Irrigation System	22,360	SF	\$2.00	\$44,720.00

Subtotal **\$96,921.25**

Site Subtotal **\$331,521.25**

Building	Quantity	Unit	Cost/Unit	Extended
Foundation				
Footing with Excavation	600	LF	\$42.00	\$25,200.00
Foundation Walls	600	LF	\$88.00	\$52,800.00
Backfill	600	LF	\$13.00	\$7,800.00
Concrete Floor Slab (5" thick reinforced)	5,300	SF	\$6.00	\$31,800.00
Gravel Base at Floor Slab (4" deep)	incl above	SF	incl	\$0.00
Vapor Barrier at Floor Slab (15 mil)	incl above	SF	incl	\$0.00
Perimeter Insulation (2")	1,880	SF	\$2.05	\$3,854.00
Perimeter Drain (4" PVC w/6" gravel)	0	LF	\$18.00	\$0.00
Subtotal				\$121,454.00

Exterior Envelope				
Exterior Walls - Brick Veneer Assembly	1,555	SF	\$35.00	\$54,425.00
Exterior Walls - Siding Assembly	3,295	SF	\$25.00	\$82,375.00
Wood Roof Trusses, pre-engineered w/sheathing	5,560	SF	\$8.00	\$44,480.00
Wood Roof Rafter Framing & Sheathing	965	SF	\$6.00	\$5,790.00
Wood Platform 2x12 Framing w/Plywood Deck	265	SF	\$5.00	\$1,325.00
Steel Canopy Framing	0	LS	\$5,300.00	\$0.00
LVL Wall Framing (atrium & fireplace)	1,100	LF	\$6.00	\$6,600.00
Roof Asphalt Shingles incl. underlayment	67	Square	\$340.00	\$22,780.00
Roof Insulation Batts (R-38)	6,625	SF	\$2.00	\$13,250.00
Roof Flashing	6,625	SF	\$2.00	\$13,250.00
Roof Trim Edges	520	LF	\$12.00	\$6,240.00
Roof Gutters	200	LF	\$9.00	\$1,800.00
Roof Downspouts	11	EA	\$50.00	\$550.00
Roof Vents - Ridge	100	LF	\$12.00	\$1,200.00
Roof Vents - Soffit	225	LF	\$8.00	\$1,800.00
Vinyl Windows - fixed 4'x3'	0	EA	\$500.00	\$0.00
Vinyl Windows - fixed 4'x4'	0	EA	\$550.00	\$0.00
Vinyl Windows - fixed 4'x6'	0	EA	\$600.00	\$0.00
Fiberglass Window - West Entry High (25 sf)	1	EA	\$2,000.00	\$2,000.00
Vinyl Windows - double hung 4'x1.5'	3	EA	\$500.00	\$1,500.00
Vinyl Windows - double hung 4'x3'	8	EA	\$750.00	\$6,000.00
Vinyl Windows - double hung 4'x6'	15	EA	\$900.00	\$13,500.00
Fiberglass Single Door w/transom, sidelites, hdwr	1	EA	\$5,000.00	\$5,000.00

Ralston House Northglenn
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August 11, 2017

Fiberglass Single Door with Hardware	2	EA	\$2,500.00	\$5,000.00
Subtotal				\$288,865.00
Interior Finishes				
Interior Walls with Finishes	4,625	SF	\$10.00	\$46,250.00
Interior Sound Walls with Finishes	1,580	SF	\$12.00	\$18,960.00
Rough Carpentry	5,300	SF	\$1.00	\$5,300.00
Platform Access Ladder & Hatch	1	EA	\$2,000.00	\$2,000.00
Drywall Control Joints	5,300	SF	\$1.00	\$5,300.00
Interior Wood Doors, HM Frame, w/ Hardware	35	EA	\$1,500.00	\$52,500.00
Carpet Tile Flooring	3,600	SF	\$4.50	\$16,200.00
VCT Flooring	700	SF	\$4.00	\$2,800.00
Sheet Vinyl Flooring at Restrooms	284	SF	\$12.00	\$3,408.00
Wall Tile at Restrooms (4' wainscot + cove base)	575	SF	\$12.00	\$6,900.00
Rubber Base	1,660	LF	\$3.00	\$4,980.00
Base Cabinets (plastic laminate)	40	LF	\$225.00	\$9,000.00
Upper Cabinets (plastic laminate)	30	LF	\$125.00	\$3,750.00
Countertops (plastic laminate)	56	LF	\$60.00	\$3,360.00
Toilet Accessories (gbs, tissue, towel)	4	EA	\$500.00	\$2,000.00
Restroom Mirrors	4	EA	\$350.00	\$1,400.00
Room Signs	7	EA	\$60.00	\$420.00
Fire Extinguishers & Cabinets	5	EA	\$350.00	\$1,750.00
Window Coverings (2" vinyl slat, 48" high)	110	LF	\$30.00	\$3,300.00
Drywall Ceilings with Paint	4,576	SF	\$5.00	\$22,880.00
Suspended Grid Ceilings	880	SF	\$6.50	\$5,720.00
Ceiling Sound Insulation	800	SF	\$1.50	\$1,200.00
Joint Sealants	5,300	SF	\$1.00	\$5,300.00
Subtotal				\$224,678.00
HVAC				
Gas Fired Furn. w/Cond. Unit (two 4-ton, two 5-ton)	4	EA	\$8,500.00	\$34,000.00
Ductwork with Insulation	5,300	SF	\$4.00	\$21,200.00
Ceiling Exhaust Fans	6	EA	\$500.00	\$3,000.00
Registers & Diffusers	80	EA	\$100.00	\$8,000.00
Fire Dampers	10	EA	\$150.00	\$1,500.00
Fire Place Insert & Flue	1	EA	\$4,000.00	\$4,000.00
Controls & Thermostats	5,300	SF	\$1.50	\$7,950.00
Test & Balance	5,300	SF	\$1.00	\$5,300.00
Subtotal				\$84,950.00
Plumbing				
Backflow Preventer 2"	1	EA	\$2,500.00	\$2,500.00
Gas Fired Water Heater (30 gal tank)	1	EA	\$7,500.00	\$7,500.00
Water Distribution Piping w/insulation	5,300	SF	\$2.50	\$13,250.00
Sanitary Waste Piping - underground	5,300	SF	\$2.50	\$13,250.00
Sanitary Waste Specialties (clean outs, vents, etc)	1	LS	\$5,000.00	\$5,000.00
Gas Piping to HVAC units & WH	5	EA	\$1,500.00	\$7,500.00

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Access Doors & Frames	20	EA	\$200.00	\$4,000.00
Exterior Hose Bibbs	3	EA	\$1,500.00	\$4,500.00
Floor Drains	5	EA	\$750.00	\$3,750.00
Water Closets - ADA	4	EA	\$1,500.00	\$6,000.00
Lavatories - drop in vit. china (incl rough-in, supply, v	4	EA	\$1,500.00	\$6,000.00
Sinks - drop in stainless steel (incl rough-in, supply, v	3	EA	\$2,000.00	\$6,000.00
Mop Sink - fiberglass (incl rough-in, supply, vent, was	1	EA	\$3,000.00	\$3,000.00
Subtotal				\$82,250.00
Electrical				
Service Panels Switchgear	1	EA	\$12,000.00	\$12,000.00
Distribution Panel Boards	4	EA	\$2,500.00	\$10,000.00
Branch Wiring and Outlets & Switches	5,300	SF	\$5.00	\$26,500.00
Branch Wiring and Power for HVAC	9	EA	\$850.00	\$7,650.00
Branch Wiring and Light Fixtures	5,300	SF	\$5.50	\$29,150.00
Exit & Emergency Lighting	5,300	SF	\$1.00	\$5,300.00
Subtotal				\$90,600.00
Low Voltage & IT				
Conduit Rough In (data & phones for offices only)	2,650	SF	\$3.00	\$7,950.00
Doorbell w/two bell locations, plus visual notification	1	EA	\$1,000.00	\$1,000.00
Subtotal				\$8,950.00
Building Subtotal				\$901,747.00
Site Work				\$331,521.25
Building Work				\$901,747.00
Subtotal Building & Site				<u>\$1,233,268.25</u>
Contingency (10%)				\$123,326.83
Subtotal				<u>\$1,356,595.08</u>
GC General Conditions (12%)				\$162,791.41
Subtotal				<u>\$1,519,386.48</u>
GC OH & P (10%)				\$151,938.65
GC Bonds & Taxes (2%)				\$30,387.73
Subtotal				<u>\$1,701,712.86</u>
Total Hard Construction Cost Opinion				\$1,701,712.86
Total Hard Construction Cost Opinion				\$1,701,712.86
Architect Fees				\$154,070.00
Total				<u>\$1,855,782.86</u>