




**CITY MANAGER'S OFFICE
MEMORANDUM 17-41**

DATE: October 23, 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: CR-118 / Ralston House Phase 2 IGA 1st Amendment

PURPOSE

The City Council is considering a resolution to adopt the 1st amendment to the Phase 2 IGA for the Ralston House.

BACKGROUND

City staff has been providing updates on the Ralston House project on a monthly basis. The attached resolution is the third iteration of the agreement between the municipal parties and once approved, will enable construction of the project to commence in early 2018.

The City of Northglenn received notice that the DOLA Energy Impact Grant was not approved as part of the spring 2017 cycle. Ralston House subsequently requested a minor redesign of the building to add a conference room that was removed to enable the simpler process for the DOLA grant application. The parties to the IGA were informed of this request and consented to an updated design at the staff level in July, 2017. Pursuant to the terms of the Phase 2 IGA, the parties agreed to reconvene and renegotiate the terms of the agreement to cover 100% of the construction cost.

Eidos Architects also generated an Opinion of Probable Cost (OPC) to be used in the amended IGA since the last estimate was from September, 2016. The “bid set” is complete and ready for permitting, so the City of Northglenn sought a new agreement to enable the project to go to bid to determine the actual cost in the construction market.

A conference call between the parties was held in late September to review the terms and conditions of the IGA based on two revisions:

- All parties shall increase their contribution from 75% to 100% of the cost of construction
- Add a 5% project contingency to the total amount of contribution

All of the parties reached consensus on the approach and updated contribution calculations.

Updated Business Points of Agreement by the Municipal Parties:

- Total project cost: \$1,948,572
- Monies paid by jurisdictions under Phase 1 IGA: \$270,000 (if not all used for design, will be credited towards construction)
- Project cost balance due: \$1,678,572
- In principal, at a staff level, the various jurisdictions agreed to fund 100% of the remaining balance
- General agreement on the process for procurement and timing of invoicing

The next step in the process is to bid out the construction documents while each entity is approving the amended IGA. Each entity has assured the City they will be scheduling the IGA for adoption in 2017, so with the consensus of the parties, Northglenn released the bid documents with the following schedule:

- Monday, October 16, 2017 Invitation for Bid Issuance
- Wednesday, October 25, 2017 Mandatory Pre-bid Conference
- Wednesday, November 8, 2017 Information/Question Period Ends
- Wednesday, November 15, 2017 Addendum Issuance
- Wednesday, December 6, 2017 Bid Submission Deadline
- Monday, February 12, 2018 Anticipated Contract to City Council
- February Anticipated Notice of Award
- March Anticipated Notice to Proceed

The following is an updated IGA adoption schedule for each of the parties as of the date of this memo:

Municipal Party	Appropriation	Study Session	City Council/BoCC Action
Adams County	2017	TBD	October 31
Aurora	Coincidental w/ IGA	November 20	December 4
Brighton	2017	N/A	November 7
Broomfield	2018 (re-appropriate w/ IGA)	TBD	TBD (Nov/Dec)
Commerce City	Coincidental w/ IGA	N/A	October 2 (APPROVED)
Federal Heights	2017	N/A	October 17
Northglenn	2017	N/A	October 23
Thornton	2017	TBD	TBD (Nov/Dec)
Westminster	2017	TBD	TBD (Nov/Dec)

BUDGET IMPLICATIONS

The City of Northglenn has appropriated \$280,000 in the 2017 Capital Projects Fund of which \$62,152 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.

Once all of the IGA amendments are approved the City of Northglenn will invoice each municipal party for their respective share of contribution outlined in the IGA. Once all monies are received, the City will proceed with contract award and notice to proceed.

SCHEDULE/TIME IMPLICATIONS

Adoption of the Phase 2 IGA 1st Amendment is the final step in funding the construction of the Ralston House. If a notice to proceed is issued in March, 2018 as outline above, the total construction time will be 6-9 months.

NEXT STEPS/CITY COUNCIL OPTIONS

1. Approve CR-118, authorizing the Mayor to execute the Ralston House Phase 2 IGA.
2. Table or Deny CR-118 for future consideration

STAFF RECOMMENDATION

Staff recommends approval of CR-118.

STAFF REFERENCE

James A. Hayes, AICP – City Manager

jhayes@northglenn.org

303.450.8706

David Willett, MBA, PE – Director of Public Works

dwillett@northglenn.org

303.450.8783

ATTACHMENTS

Ralston House IGA Phase 2 1st Amendment with Exhibits

Updated Opinion of Probable Cost from Eidos Architects (August, 2017)

Updated Analysis of Contributions by the Municipal Parties

Letter from Northglenn to Municipal Parties outlining approval process (September, 2017)

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-118
Series of 2017

Series of 2017

A RESOLUTION APPROVING A FIRST AMENDMENT TO THE PHASE 2 AGREEMENT AMONG THE CITY OF NORTHGLENN, RALSTON HOUSE, THE CITIES OF WESTMINSTER, THORNTON, FEDERAL HEIGHTS, BRIGHTON, COMMERCE CITY AND AURORA, THE CITY AND COUNTY OF BROOMFIELD, AND THE COUNTY OF ADAMS REGARDING CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF THE NORTHGLENN RALSTON HOUSE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The First Amendment to the Phase 2 Agreement among the City of Northglenn, Ralston House, the Cities of Westminster, Thornton, Federal Heights, Brighton, Commerce City and Aurora, the City and County of Broomfield and the County of Adams, attached hereto, regarding construction and construction management of the Northglenn Ralston House is hereby approved and the Mayor is authorized to execute same on behalf of the City of Northglenn.

DATED, at Northglenn, Colorado, this _____ day of _____, 2017.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

FIRST AMENDMENT TO THE AGREEMENT

AMONG THE CITY OF NORTHGLENN, RALSTON HOUSE, THE CITIES OF WESTMINSTER, THORNTON, FEDERAL HEIGHTS, BRIGHTON, COMMERCE CITY AND AURORA, THE CITY AND COUNTY OF BROOMFIELD AND THE COUNTY OF ADAMS REGARDING CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF THE NORTHGLENN RALSTON HOUSE

The following First Amendment to Phase 2 Agreement (the "Phase 2 First Amendment") is made on this ___ day of _____, 2017, by and among the City of Northglenn, Ralston House, a Colorado Nonprofit Corporation ("Ralston House") and the Cities of Westminster, Thornton, Federal Heights, Brighton, Commerce City and Aurora, the City and County of Broomfield and the County of Adams (all parties with the exception of the Ralston House may be collectively referred to as the "Municipal Parties"):

WHEREAS, the Ralston House and the Municipal Parties entered into that Phase 2 Agreement dated _____, 2017 (the "Phase 2 Original Agreement"); and

WHEREAS, the Ralston House and the Municipal Parties desire to enter into this Phase 2 First Amendment to address the increased cost associated with the construction and construction management of the the Project as defined in the Phase 2 Original Agreement

WHEREAS, the total project cost for the design, construction, and construction management of the Northglenn Ralston House has now been estimated as of the date of this Phase 2 First Amendment to be at the cost of One Million nine hundred forty eight thousand five hundred seventy two dollars (\$1,948,572.00) (the "Total Revised Project Cost"); and

WHEREAS, the Municipal Parties desire to fund the construction and construction management of the Northglenn Ralston House in the revised additional amount of One Million, Six Hundred Seventy-Eight Thousand, Five Hundred Seventy-Two Dollars (\$1,678,572.00) pursuant to this Phase 2 Agreement, which includes a contingency amount of approximately Ninety-Two Thousand, Seven Hundred Eighty-Nine Dollars (\$92,789.00) (the "Contingency Amount");

WHEREAS, the Municipal Parties desire that the proportionate contributions set forth herein in Exhibit B be appropriated to pay the cost of construction and construction management of the Northglenn Ralston House pursuant to this Phase 2 Agreement; and

WHEREAS, in the event actual construction is less than the Contingency Amount, the Municipal Parties agree to refund any monies paid in excess of actual costs.

TERMS

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Recitals Incorporated. The recitals set forth above are incorporated into this Phase 2 First Amendment, and shall be deemed terms and provisions hereof, to the same extent as if fully set forth in this Section.

2. Section 2, sub-paragraph A. of the Phase 2 Original Agreement is amended to read as follows:

A. The Municipal Parties shall contribute the total amount of One Million, Six Hundred Seventy-Eight Thousand, Five Hundred Seventy-Two Dollars (\$1,678,572.00), in the proportionate amounts set forth in **Exhibit B**, attached hereto and incorporated herein by this reference (the "Revised Funding Allocation") to the cost of construction and construction management of the Northglenn Ralston House.

3. Section 4 of the Phase 2 Original Agreement is amended to read as follows:

4. Grant Application(s).

A. The Municipal Parties and Ralston House acknowledge and agree that the amount provided by the Municipal Parties pursuant to this Phase 2 Agreement is sufficient to complete the construction of the Northglenn Ralston House. However, Ralston House and the City of Northglenn, with the cooperation of the other Municipal Parties hereto, shall apply for grant applications to obtain additional funding for furniture, fixtures, and equipment.

B. In the event such grant funding is obtained in excess of the Total Revised Project Cost, such additional grant funding may be used to pay for the furniture, fixtures, and equipment needed to properly equip the facility. Any grant funds received in excess of the Total Revised Project Cost and furniture, fixtures, and equipment costs shall be refunded to the Municipal Parties in the same proportion as provided in the contribution formula (Exhibit B) within six (6) months of the issuance of a permanent certificate of occupancy.

4. Integration and Amendment. This Phase 2 First Amendment along with the Phase 2 Original Agreement represents the entire agreement between the Parties with regard to the subject matter of this agreement and there are no oral or collateral agreements or understandings. This Phase 2 First Amendment may be amended only by an instrument in writing signed by the Parties. If any provision of this Phase 2 First Amendment is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Phase 2 First Amendment and the Phase 2 Original Agreement shall continue in full force and effect.

4. Except as modified herein, the Phase 2 Original Agreement remains in full force and effect and is hereby ratified by the Ralston House and the Municipal Parties.

IN WITNESS WHEREOF, the Parties hereto have caused this Phase 2 First Amendment to be executed as of the day and year first above written.

CITY OF NORTHGLENN, COLORADO

By: _____
Joyce Downing, Mayor

Date: _____

ATTEST:

Johanna Small, CMC, City Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann, City Attorney

RALSTON HOUSE

By:

Date: _____

ATTEST:

APPROVED AS TO FORM:

CITY OF WESTMINSTER, COLORADO

By: _____
Donald M. Tripp, City Manager

Date: _____

ATTEST:

Linda Yeager, City Clerk

APPROVED AS TO LEGAL FORM:

David Frankel, City Attorney

CITY OF THORNTON, COLORADO

By: _____
Jack Ethredge, City Manager

Date: _____

ATTEST:

Nancy Vincent, City Clerk

APPROVED AS TO FORM:
Luis Corchado, City Attorney

_____, Deputy City Attorney

CITY OF FEDERAL HEIGHTS, COLORADO

By: _____
_____, Mayor

Date: _____

ATTEST:

Patti Lowell, CMC, City Clerk

APPROVED AS TO FORM:

William P. Hayashi, City Attorney

CITY OF BRIGHTON, COLORADO

By: _____

Richard N. McLean, City Mayor

Date: _____

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Margaret R. Brubaker, City Attorney

CITY OF COMMERCE CITY, COLORADO

By: _____

Date: _____

ATTEST:

Laura Bauer, City Clerk

APPROVED AS TO FORM:

Robert Sheesley, City Attorney

CITY OF AURORA, COLORADO

By: _____
Stephen D. Hogan, Mayor

Date: _____

ATTEST:

Janice Napper, City Clerk

APPROVED AS TO FORM:
Michael J. Hyman, City Attorney

Assistant City Attorney

CITY AND COUNTY OF BROOMFIELD

By: _____

Date: _____

ATTEST:

APPROVED AS TO FORM:

William A. Tuthill III, City and County Attorney

ADAMS COUNTY

By: _____

Date: _____

ATTEST:

APPROVED AS TO FORM:

Heidi M. Miller, County Attorney

EXHIBIT B
CONTRIBUTIONS BY MUNICIPAL PARTIES
UPDATED: 1ST Amendment to the Phase 2 IGA for Ralston House

Municipality	Hybrid %	Amount
Adams County (Sheriff's Office, DA Office, Dept. of Human Services)*	26.86%	\$ 493,394
Aurora (Police Department)	5.81%	\$ 83,201
Brighton (Police Department)	7.88%	\$ 123,455
Broomfield (PD and Dept. of Human Services)	10.60%	\$ 176,578
Commerce City (Police Department)	7.97%	\$ 125,265
Federal Heights (Police Department)	3.25%	\$ 33,335
Northglenn (Police Department)	4.73%	\$ 62,152
Thornton (Police Department)	15.88%	\$ 279,438
Westminster (Police Department)	17.03%	\$ 301,752
Totals	100.00%	\$ 1,678,572

August 11, 2017

Mr. David Willett
City of Northglenn
12301 Claude Court
Northglenn, Colorado 80233

Re: Ralston House
Northglenn, Colorado
Eidos Project No. 16022

Dear David:

Attached to this letter is the materials and cost breakdown information for the updated opinion of probable construction cost based on the current construction drawings for the Ralston House in Northglenn, Colorado. A brief summary of the overall updated numbers is as follows:

Building and Site Subtotal (with 10% contingency included)	\$1,701,712
Architectural and Engineering Consultant Fees (Eidos Contract)	\$ <u>154,070</u>
Total *	\$1,855,782

* The total does not include furniture, special systems (audio/video recording) or permit fees.

In the following pages, we are including a detailed breakdown of the individual items used to prepare the overall cost opinion. We recommend maintaining the 10% contingency at this time due to the fluctuating nature of the current construction market and the high demand for contractors and sub-contractors. We have used the cost opinion completed at the 30% design level and updated the quantities as well as the pricing to reflect the year that has passed since that OPC was completed. Throughout the spreadsheets, the unit costs or lump sum costs that we are indicating are compiled based on several sources. The baseline unit costs were updated using the 2017 version of the RS Means Construction Cost database tools. Eidos Architects then also collaborated with JHL Constructors to provide an outside review of the costs with a set of the current drawings. They were more specifically able to assist us with specific market conditions with certain subcontractors as well as unit costs that they typically see as escalated due to the scale of the project. We combined both of the cost opinions into the spreadsheet that has been attached.

This opinion of probable construction cost is being presented with our best judgement and experience at this stage of the project. Due to fluctuating market conditions, both in labor and materials as well as local bidding competition that can vary widely throughout the time of the year, we anticipate fluctuations in the final bidding pricing once we reach the final construction drawing phase of the project. Again, due to this inherent nature of Denver's construction market, we recommend maintaining the 10% pricing contingency that has been included in the cost opinion at this time.

Mr. David Willett
August 11, 2017
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As you are reviewing these items with your staff as well as the funding agencies, please do not hesitate to contact us with any questions regarding specific or general information that is included. We would be happy to give you feedback as to where specific numbers were obtained and also review any cost saving possibilities that may be considered prior to the formal bidding of the project.

Sincerely,

A handwritten signature in black ink that reads "Lori M. Hanson". The signature is written in a cursive, flowing style.

Lori M. Hanson, AIA
Senior Associate
Project Architect

Ralston House - Northglenn
Northglenn, Colorado
Updated August 11, 2017
Eidos Project No. 16022

Site	Quantity	Unit	Cost/Unit	Extended
Site Work				
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
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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
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
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

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, vent, waste)	4	EA	\$1,500.00	\$6,000.00
Sinks - drop in stainless steel (incl rough-in, supply, vent, waste)	3	EA	\$2,000.00	\$6,000.00
Mop Sink - fiberglass (incl rough-in, supply, vent, waste)	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	
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Site Work				\$331,521.25
Building Work				\$901,747.00
Subtotal Building & Site				\$1,233,268.25
Contingency (10%)				\$123,326.83
Subtotal				\$1,356,595.08
GC General Conditions (12%)				\$162,791.41
Subtotal				\$1,519,386.48
GC OH & P (10%)				\$151,938.65
GC Bonds & Taxes (2%)				\$30,387.73
Subtotal				\$1,701,712.86
Total Hard Construction Cost Opinion				\$1,701,712.86

Total Hard Construction Cost Opinion				\$1,701,712.86
Architect Fees				\$154,070.00
Totals				\$1,855,782.86

EXHIBIT B
CONTRIBUTIONS BY MUNICIPAL PARTIES
UPDATED: 1ST Amendment to the Phase 2 IGA for Ralston House

Municipality	Hybrid %	Amount
Adams County (Sheriff's Office, DA Office, Dept. of Human Services)*	26.86%	\$ 493,394
Aurora (Police Department)	5.81%	\$ 83,201
Brighton (Police Department)	7.88%	\$ 123,455
Broomfield (PD and Dept. of Human Services)	10.60%	\$ 176,578
Commerce City (Police Department)	7.97%	\$ 125,265
Federal Heights (Police Department)	3.25%	\$ 33,335
Northglenn (Police Department)	4.73%	\$ 62,152
Thornton (Police Department)	15.88%	\$ 279,438
Westminster (Police Department)	17.03%	\$ 301,752
Totals	100.00%	\$ 1,678,572



11701 Community Center Drive
PO Box 330061
Northglenn, Colorado 80233-8061
Phone (303) 451-8326
FAX (303) 450-8798

Dear Ralston House Municipal Parties,

I am writing to follow-up on our most recent meeting in July, 2017 regarding the capital construction estimate for the new Ralston House Child Advocacy Center. At the meeting, the parties agreed to proceed with an updated opinion of probable cost from Eidos Architects. The original estimate of \$1.7 million was from September, 2016 and needed revision now that the final plans "bid set" are completed and ready for permitting and construction. In the meantime, the City of Northglenn is continuing to invest capital resources to prepare the site for construction, including relocation of the emergency generator on site. The City of Northglenn is investing in the site preparations outside of any additional contribution to the capital construction of the building.

There are several documents attached to this letter for your review and comment.

- Phase 2 IGA between the Municipal Parties for the construction of Ralston House
- Updated Opinion of Probable Cost, Eidos Architects, August, 2017
- Updated Analysis of Contributions by Municipal Parties
- 1st Amendment to the Phase 2 IGA (with updated Exhibit B)

The City of Northglenn is proposing the following approach to completing this project.

- 1) Distribute 1st amendment to Phase 2 IGA with updated contribution calculations. The updated opinion of probable cost includes all soft costs (architect) and hard costs for construction. While there are contingencies included, the City is proposing an additional 5% project contingency to be included in the final contribution calculations. The amendment to the IGA will be structured so that once final actual construction costs are known, any monies received over that amount will be returned to the municipal parties in accordance with the percentage splits.
- 2) Seek consensus from the Municipal Parties on the approach and updated contribution calculations.
- 3) Once consensus is reached, the City of Northglenn will issue the bid documents for construction of the new Ralston House.
- 4) Each Municipal Party shall schedule the 1st Amendment to the Phase 2 IGA for approval by the respective City Councils/Board of Commissioners.
- 5) Once all IGA amendments are approved, the City of Northglenn will invoice each Municipal Party for their respective share of contribution as outlined in the IGA.

- 6) Once all monies have been received by the City of Northglenn, the City will proceed with award of contract and notice to proceed.
- 7) After construction is completed and there is a complete and accurate accounting of all costs associated with the project, the City of Northglenn will refund all monies paid by the Municipal Parties in excess of the actual costs.

I am willing to schedule another conference call in the next several days to review this information, answer questions, and consider alternatives from the Municipal Parties.

Please review the attached information as soon as possible and thank you for your continued support of this important project for our communities.

Sincerely,

James A. Hayes, AICP
City Manager
City of Northglenn