

PLANNING & DEVELOPMENT MEMORANDUM
#27-2024

DATE: June 24, 2024

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*
Jason Loveland, Deputy City Manager *AL2*

FROM: Brook Svoboda, Director of Planning & Development *BS*
Eric Ensey, Senior Planner

SUBJECT: CR-113 – City Hall Materials Testing & Inspection Services Contract Addendum #2

PURPOSE

To consider CR-113, a resolution approving Addendum #2 to the contract with Terracon for materials testing and inspection services associated with the construction of the new City Hall.

BACKGROUND

The original contract for materials testing and inspection services with Terracon was approved by City Manager Heather Geyer on May 25, 2023. The original contract amount was \$74,320. Subsequently, City Council approved Addendum #1 at the Nov. 27, 2023, meeting. This authorization increased the contract amount to \$90,294.38. Terracon is acting as a third-party inspector on behalf of the City to review foundation and structural construction performed by the City’s General Contractor, FCI.

Materials testing and inspection services are difficult to estimate, as there are items that arise during construction that require inspection that may not have been anticipated. However, these inspections are a necessary step in the development process and are required by SafeBuilt to obtain a Certificate of Occupancy once the building is constructed.

The additional scope of services is to accommodate additional testing for compliance throughout construction including structural steel, wood and wood-to-steel connections, concrete flatwork, subgrade concrete, and additional grading proctor testing. This testing protects against potential structural issues and covers necessary retesting.

The proposed contract amendment is \$17,655. The total contract amount would be \$116,264.38. This will likely be the final addendum to this contract now that the project is approaching the final phase of construction.

The following is a summary of the City’s contract with Terracon for materials testing and inspection services:

Contract	Amount
Original contract	\$74,320.00
Addendum No. 1	\$15,974.38
Change Order No. 1	\$8,315.00
Addendum No. 2	\$17,655.00
Total	\$116,264.38

BUDGET/TIME IMPLICATIONS

Funding for the construction of the new City Hall was approved at \$33.8M, inclusive of all hard costs, soft costs and contingencies associated with the project. This contract falls within the budgeted amount for the project.

With approval of this contract addendum, Terracon would be authorized to complete the necessary inspections.

STAFF RECOMMENDATION

Attached is CR-113, a resolution that, if approved, would authorize the Mayor to execute Addendum No. 2 to the contract between the City and Terracon for City Hall Materials Testing and Inspection Services in the amount of \$17,655.00, for a total project amount not to exceed \$116,264.38. Staff recommends approval of CR-113.

STAFF REFERENCE

If Council Members have any questions, please contact Brook Svoboda, Director of Planning & Development, at bsvoboda@northglenn.org or 303.450.8937.

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-113
Series of 2024

Series of 2024

A RESOLUTION APPROVING ADDENDUM NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF NORTHGLENN AND TERRACON CONSULTANTS, INC. FOR MATERIALS TESTING AND INSPECTION SERVICES FOR THE NORTHGLENN CITY HALL PROJECT

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

Section 1. Addendum No. 2 to the Agreement for Professional Services between the City of Northglenn and Terracon Consultants, Inc., attached hereto, in the amount of \$17,655.00 for materials testing and inspection services for the Northglenn City Hall Project is hereby approved and the Mayor is authorized to execute same on behalf of the City of Northglenn. The total contract amount shall not exceed \$116,264.38.

DATED, at Northglenn, Colorado, this _____ day of _____, 2024.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

ADDENDUM #2 TO AGREEMENT FOR PROFESSIONAL SERVICES

THIS SECOND ADDENDUM TO AGREEMENT FOR PROFESSIONAL SERVICES is made and entered into this ____ day of _____, 20____, by and between the CITY OF NORTHGLENN, State of Colorado (hereinafter referred to as the "City") and Terracon Consultants, Inc. (hereinafter referred to as "Consultant").

RECITALS:

A. On May 25, 2023 the City and Consultant entered into an Agreement for Professional Services for materials testing and special inspection services for the Northglenn City Hall project (the "Agreement") in an amount not to exceed seventy four thousand three hundred twenty dollars (\$74,320).

B. On November 27, 2023 the City and Consultant supplemented the Agreement for Professional Services for the observation/testing during the construction of drilled piers with Addendum #1 in the amount of fifteen thousand nine hundred seventy-four and 38/100 dollars (\$15,974.38), for a total contract amount not to exceed ninety thousand two hundred ninety-four and 38/100 dollars (\$90,294.38). Council Resolution 23-154 authorized a 10% contingency of nine thousand twenty-nine and 43/100 dollars (\$9,029.43)

C. On January 9, 2024 the City and Consultant entered into Change Order #1 for additional materials testing and inspection services from the Council authorized contingency for an amount equal to eight thousand three hundred fifteen dollars (\$8,315.00) increasing the total contract sum not to exceed ninety-eight thousand six hundred nine and 38/100 dollars (\$98,609.38)

AGREEMENT

NOW, THEREFORE, it is hereby agreed that for the consideration hereinafter set forth, that Consultant shall provide to the City, professional consulting services as needed in the manner provided in the Agreement.

1. The Scope of Services in the Agreement is hereby supplemented to include additional materials testing and inspection services hereto as **Exhibit A** and incorporated herein by this reference (the "Additional Scope of Services"). Consultant shall commence work on the Additional Scope of Services within ten (10) days of the issuance of a Notice to Proceed.

2. Subparagraph A. of Article IV entitled "Compensation" is hereby amended to provide as follows:

A. Compensation shall not exceed seventeen thousand six hundred fifty-five dollars (\$17,655) for the work described in **Exhibit A**, based on the current billing rates as provided in **Exhibit B**, to this Addendum #2. The total contract amount for materials testing and special inspection services is hereby amended to be an amount not to exceed one hundred sixteen thousand two hundred sixty-four and 38/100 dollars (\$116,264.38).

3. The original Agreement is in full force and effect and is hereby ratified by the City and the Consultant. The original agreement, Addendum #1, Change Order #1 and this Addendum #2 constitute all of the agreements between the City and the Consultant.

IN WITNESS WHEREOF, the parties hereto each herewith subscribe to the same in duplicate.

CITY OF NORTHGLENN, COLORADO

By: _____

Meredith Leighty _____

Print Name

Mayor _____

Title

Date

ATTEST:

Johanna Small, City Clerk, MMC

APPROVED AS TO FORM:

Corey Y. Hoffmann, City Attorney

CONSULTANT

By: _____

Title Date

ATTEST:

Title Date



10625 W. I-70 Frontage Rd. N., Ste. 3
Wheat Ridge, Colorado 80033
P (303) 423-3300
F (303) 423-3353
Terracon.com

May 22, 2024

City of Northglenn
11701 Community Center Drive
Northglenn, Colorado 80233

Attn: Mr. Nate Richards

Re: Change Order No. 2
Northglenn City Hall
11701 Community Center Drive
Northglenn, Colorado 80233
Northglenn Contract No. 2023-093
Terracon Project No. 25231083

Dear Mr. Richards:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this change order to continue to provide construction materials testing services for the Northglenn City Hall project.

Change Order Summary:

- Additional visits for subgrade testing for the site work around the building.
- Additional visits and cylinders for concrete testing for the site work around the building.
- Additional visits for reinforcing steel observations for the site work around the building.
- Additional visits for asphalt testing and samples for patching and top lift of pavement.
- Additional visits for structural steel observations for the canopy steel.
- Additional project management associated with the additional visits listed above.

Terracon's Change Order No. includes work for the following services:

Item	Description
Earthwork	Terracon will obtain samples for laboratory tests, perform in-place field density testing and perform periodic or full-time observations for site work subgrade.
Reinforcing Steel	Prior to concrete placement, formwork and reinforcing steel for site work will be observed by Terracon. Our observations will include the following: <ul style="list-style-type: none">▪ Formwork dimensions;▪ Reinforcing steel size, grade, spacing, cover, position, splices, condition, and supports; and▪ Installation of embeds (if required).

Change Order No. 2
Northglenn City Hall ■ Northglenn, Colorado
May 22, 2024 ■ Terracon Project No. 25231083



Item	Description
Concrete	<p>During concrete placements, observation, sampling and testing will be performed by Terracon for the concrete used for site work. The concrete will be sampled and tested for slump, air content, unit weight, and temperature at the time of placement. Cylinders will be made and initially cured on site. A technician will return to the site within 2 days to bring the cylinders to our laboratory for final curing and compressive strength testing. Testing will be performed in general accordance with project plans and specifications.</p> <ul style="list-style-type: none"> ■ Cast 1 set of 5 (4-inch by 8-inch) cylinders for each 100 cubic yards or fraction thereof.
Structural Steel	<p>Terracon will perform observations as required for field welded connections, high-strength bolting, and decking. Terracon has assumed that the steel fabrication will be performed by an "approved" fabricator. Fabrication shop observations can be provided if requested. Fabrication shop observations are considered an additional scope of service and will be invoiced on a time and materials basis if needed.</p>
Asphalt	<p>A Terracon Engineering Technician will perform Relative field density-compaction testing by nuclear methods during asphalt concrete paving operations. The density-compaction of the asphalt concrete will be evaluated utilizing information from the paving contractor's asphalt mix design. Asphalt samples will be obtained during asphalt paving and tested for:</p> <ul style="list-style-type: none"> ■ Maximum theoretical specific gravity (Rice) ■ Asphalt content ■ Gradation ■ Voids
Project Management	<p>A project manager will be assigned to the project to review the daily activity and assist in scheduling the work. Field and laboratory tests will be reviewed prior to final submittal. The project manager will be responsible for the project budget, communicating with the contractor regarding schedule, deviations, and documenting the resolution of outstanding deviations.</p> <p>To help create a good working relationship with the contractor and for the contractor to better understand our scope of work for the project, we request that Terracon be invited to preconstruction meetings prior to each phase of construction.</p>

Change Order No. 2

Northglenn City Hall ■ Northglenn, Colorado
May 22, 2024 ■ Terracon Project No. 25231083



1.0 Compensation

Based on the additional work performed the proposed change order No. 2 is \$17,655.00. A summary of our unit rates, quantities, and the resulting costs is included on the attached Change Order Estimate.

Original Contract	\$74,320.00
Amendment No. 1	\$15,974.38
<u>Change Order No. 1</u>	<u>\$8,315.00</u>
Contract to date	\$98,609.38
<u>Proposed Change Order No. 2</u>	<u>\$17,655.00</u>
Proposed total contract	\$116,264.38

2.0 Authorization

This change order may be accepted by providing us with an Addendum to Agreement for Professional Services.

Sincerely,
Terracon Consultants, Inc.

F. Stewart Ward, P.E.
Department Manager

Alex Seay, P.E.
Project Manager

Copies to: Addressee (via e-mail)
Enclosures: Change Order Estimate



CHANGE ORDER FEE ESTIMATE

Construction Materials Services
Norlthglenn City Hall - Change Order No. 2
Terracon Project No. 25231083

Service	Rate	Quantity	Units	Trips/Events	Total Quantity	Cost
Earthwork / Field Density Testing						
Engineering Technician (subgrade)	\$70.00	3	hours/trip	15	45	\$3,150.00
Vehicle Charge	\$30.00	1	round trip	15	15	\$450.00
Report Fee	\$45.00	1	each	15	15	\$675.00
Subtotal						\$4,275.00
Reinforcing Steel						
Special Inspector	\$75.00	3	hours/trip	6	18	\$1,350.00
Vehicle Charge	\$30.00	1	round trip	6	6	\$180.00
Report Fee	\$45.00	1	each	6	6	\$270.00
Subtotal						\$1,800.00
Concrete Testing						
Engineering Technician	\$70.00	3	hours/trip	15	45	\$3,150.00
Engineering Technician - Cylinder pick-ups	\$70.00	1.5	hours/trip	15	22.5	\$1,575.00
Concrete Cylinders - Compressive Strength	\$20.00	5	cylinders/set	15	75	\$1,500.00
Vehicle Charge	\$30.00	1	round trip	30	30	\$900.00
Report Fee	\$45.00	1	each	15	15	\$675.00
Subtotal						\$7,800.00
Structural Steel						
Structural Steel Inspector (Visuals)	\$105.00	4	hours/trip	1	4	\$420.00
Vehicle Charge	\$30.00	1	round trip	1	1	\$30.00
Report Fee	\$45.00	1	each	1	1	\$45.00
Subtotal						\$495.00
Asphalt Testing						
Engineering Technician	\$70.00	8	hours/trip	1	8	\$560.00
Engineering Technician	\$70.00	3	hours/trip	1	3	\$210.00
Asphalt Voids (Gyratory Compaction)	\$185.00	1	each		1	\$185.00
Asphalt Content (Ignition)	\$50.00	1	each		1	\$50.00
Asphalt Gradation	\$65.00	1	each		1	\$65.00
Maximum Theoretical Density	\$115.00	1	each		1	\$115.00
Vehicle Charge	\$30.00	1	round trip	2	2	\$60.00
Report Fee	\$45.00	1	each	3	3	\$135.00
Subtotal						\$1,380.00
Project Management / Engineering						
Project Management (minimum of 10% of each invoice)	\$1,605.00	1			1	\$1,605.00
Letter of Compliance	\$300.00	1	each		1	\$300.00
Subtotal						\$1,905.00
TOTAL						\$ 17,655.00

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