



# MEMORANDUM

Office of the City and County Manager

**TO:** Mayor and City Council  
**FROM:** George Di Ciero, City and County Manager  
**DATE:** March 12, 2010  
**SUBJECT:** CIP Status Report

This is the update for the month of March for Capital Improvement Program (CIP) projects. A financial table is presented for each project as shown in the report. The "Actual Cost to Date" in the financial tables for each project is based upon information through March 1, 2010. Council has been receiving these informational reports on a monthly basis since July 2003.

## PROJECTS UNDER CONSTRUCTION

### Broomfield Community Center Boiler and Pump Room Replacement

City Council approved the construction agreement with Saunders Construction on October 13, 2009. The contractor immediately attempted to begin work, however after calling for utility locates, a major Xcel Energy electrical distribution line was discovered that was in conflict with the expansion. The electrical line was not located where indicated on existing Xcel Energy maps. The project was put on hold until Xcel Energy could relocate the electrical line.



Xcel Energy's relocation work was substantially complete on January 8, 2010, and work on the mechanical room expansion recommenced on January 11<sup>th</sup>. The building addition is almost complete. The contractor is completing the metal roof, installing mechanical equipment, and grading for a new sidewalk and landscape repair. Conversion to the new boiler and mechanical equipment will require a week shut-down of the pool. This is scheduled for the week of March 21<sup>st</sup>.

<b>Financial:</b>	
Original Budget	\$786,605
Committed Costs	\$724,527
Actual Cost to Date	\$213,951
Amount Remaining (Original Budget – Committed Costs)	\$62,078
<b>Project Schedule (Construction):</b>	
Percent Complete	65%
Completion Date	April 2010

### Detention Center Expansion

**Status:**

City Council approved the Guaranteed Maximum Price (GMP) agreement with Haselden Construction for the construction of the Broomfield Police Department Detention Center Expansion on July 28, 2009. The work includes a 3,600 SF addition to the administration area of the building, a 23,000 SF addition to the detention/housing area, and approximately 10,000 SF of remodel to the existing facility. The overall project is proceeding slightly ahead of schedule.

**Detention Center Expansion (cont.)**

The administration addition, which includes office areas on the upper floor and staff locker rooms on the lower floor, is



nearing completion. The contractor anticipates that staff can move into the new administration area the first week of April.

The contractor is installing mechanical, electrical and plumbing systems in the detention/housing addition. The contractor is also assembling jail cells and installing windows.

<b>Financial:</b>	
Original Budget (less PD Sally Port budget line item)	\$15,383,782
Committed Costs	\$13,063,339
Actual Cost to Date	\$7,486,503
Amount Remaining (Original Budget – Committed Costs)	\$2,320,443
<b>Project Schedule (Construction):</b>	
Percent Complete	67%
Completion Date	August 2010

**2010 Waterline Replacements & Re-use Waterline Installations**

**Status:**

2010 Waterline Replacement & Re-use Waterline Installations

Council approved a construction contract with Hirschfeld Backhoe and Pipeline, Inc., for the 2010 Waterline Replacement Project at the February 23, 2010, City Council meeting. Staff will be meeting with Hirschfeld in March to finalize the project schedule. It is anticipated that construction will begin in mid to late April.

<b>Financial:</b>	
Original Budget	\$1,146,471
Committed Costs	\$0
Actual Cost to Date	\$0
Amount Remaining (Original Budget – Committed Costs)	\$1,146,471
<b>Project Schedule (Construction):</b>	
Percent Complete	0%
Completion Date	October 2010

## **OTHER PROJECTS IN PLANNING & DESIGN**

- **Broomfield Recycling Center Building Repairs - \$150,000**

Approximately \$51,500 has been spent to date for new stairs/platform, signs and a second compactor for the Recycling Drop-off. An informational Council memo was presented at the November 24, 2009, meeting and Council directed staff to proceed with bidding the project. The estimated cost for the rest of the repairs (re-skinning and re-roofing the Education Center) is \$80,000. The repair portion of the project is currently out to bid and the bids are due on March 25, 2010.

- **Broomfield Combined Courts Remodel Design - \$17,500**

A substantial increase in case filings has led the 17<sup>th</sup> Judicial District to propose allocating a second District Judge to Broomfield starting in January 2011, and the need for an additional courtroom and associated rooms. To accommodate the needs of the courts for the next five to ten years, an interior remodel has been proposed that includes adding two judges' chambers, one new courtroom and four additional conference/mediation rooms. Associated with the remodel is an upgrade of the building's security system for which a grant has been received. The 17<sup>th</sup> Judicial District will budget approximately \$110,000 for furnishings.

McMenamin Design Associates has been hired and is working through various layouts to evaluate which will best meet the needs of all involved parties.

- **Bay Body Slides**

A study of improvements and expansion of the Bay was completed in December 2007. Various items depicted in this report have been incorporated into the 5-year CIP plan. The 2010 CIP budget includes \$325,000 for the body slide replacement, \$63,290 for upgrades to the interactive play feature and \$30,000 for the refurbishment of the ramp slides. The upgrades to the interactive play feature have been deferred until fall 2010 or spring 2011. The previous safety concerns on the interactive play feature have already been addressed.

In response to the RFP, one proposal for the ramp slides was received from PurePlay, Inc. in the amount of \$30,900. PurePlay completed similar work on the tot pool slides and this is performing well. The work on the ramp slides will be completed prior to The Bay's opening in May.

The structural assessment of the body slides is underway. The initial findings suggest that the structure is in good condition. Staff made the decision to refurbish rather than replace the body slides, as this will extend the life of the slides 10 years. A proposal was received for the refurbishment, and the work can also be completed prior to The Bay opening in May 2010.

- **Dillon Road and South 120<sup>th</sup> Street Turn Lane Improvements Design - \$10,000**

The 2009 revised budget includes funds for the in-house design of improvements of the Dillon Road and South 120<sup>th</sup> Street intersection. The basic objectives for the project are to provide a dedicated left turn and through lane for eastbound Dillon Road, to prevent the current traffic bottlenecks that occur at this intersection. Secondly, the possibility of a lengthened right turn lane from westbound Dillon Road to South 120<sup>th</sup> Street will also be developed. Surveying for this job has been completed. The in-house design for this project is underway and will be ready for internal review in April. The finalized Construction plans and bid documents will be prepared in the second half of 2010. The construction of this project is scheduled for 2011 in the 5-year plan.

- **Grease and Oil Interceptor and Odor Control Facility, Phase 1 - \$45,932**

URS Corporation was selected to design the grease and oil interceptor for the Rock Creek Lift Station. The building and engineering departments have reviewed and approved the drawings. A pre-bid Council memo was reviewed at the October 27, 2009 meeting. Council has asked for some additional information and a follow up pre-bid memo is scheduled to be presented to City Council in the near future.

- **Interlocken Pump Station Facility Upgrade - \$500,000 (Design and Construction)**

Tetra Tech was selected to complete the design for the renovation and upgrade to the Interlocken Booster Pump Station. The purpose of this project is to design upgrades to the existing pump station to better meet the existing water demands in the Interlocken area. The project will include two new pumping units, piping, HVAC improvements as required, and upgrades to the existing electrical and instrumentation controls.

The pre-bid memo was presented at the November 24, 2009, meeting. Council directed staff to proceed with the bidding phase. Staff bid the project and the low bid was Clemons Construction Corporation. Council approved the construction agreement with Clemons Construction Corporation at the March 9, 2010, Council meeting. The contractor has started submittal process to procure the long lead items. On-site construction is not expected to begin until summer due to the long lead time items.

• **Skate Park Renovation - \$325,000**

A team consisting of Recreation Services and CIP staff has been formed to manage the Skate Park Renovation project. Council reviewed an informational memo on July 28, 2009, and staff was directed to proceed with the project. A design-build agreement with Team Pain was approved by Council at the October 27, 2009. A design kickoff and community input meeting was held on December 14, 2009, at the Broomfield Community Center where the proposed design was discussed.

Team Pain submitted revised design documents for review by the team in February. Staff will complete the review and return comments to Team Pain. The final design is expected to be submitted for review by the end of March. Construction will begin when weather allows late spring or early summer. Once construction begins, the skate park will need to be closed for 3 to 4 months.

• **Sound Wall Construction Program - \$1,000,000**

On November 18, 2008, Council approved a sound wall policy for residential neighborhoods, along arterial roadways, to improve streetscape aesthetics and mitigate traffic noise. The policy provides a method for the prioritization of sound wall project requests. It also establishes financial participation requirements and procedures for assessment and collection of reimbursement revenues from benefiting property owners. On February 24, 2009, Council approved three pre-cast concrete wall panel styles.

Two applications were received by the May 15, 2009, deadline; one by 12 residents of the Trails at Westlake subdivision, and one by the Aspen Creek HOA. The CIP Advisory Committee met June 1, 2009, to review the applications. The contractor, Great Wall Systems, LLC, is developing site specific costs for the requested locations.

Staff is completing a proposed ordinance to accommodate the construction and funding of sound walls through a Special Improvement District. Concurrent with the ordinance work, site specific designs and cost estimates are being completed. The Trails at Westlake Neighborhood applicants will need to petition for creation of a special district to allow for the cost sharing and assessment of costs to the property owners. The Aspen Creek HOA and staff are discussing the options of creating a special district or having a direct agreement between Broomfield and the Aspen Creek HOA. It is anticipated that if the necessary Special Improvement District Ordinance is adopted, the program will have all necessary agreements and construction contracts before council for action in late May 2010. If approved, one or both projects will be completed by the end of 2010.

• **2010 Citywide Irrigation Replacement Project - \$100,000**

CIP is collaborating with the Parks Services Division to determine what irrigation improvements will result in the greatest maintenance, water, and cost savings for the city. Irrigation work will likely be scheduled in The Trails - North and South, Lac Amora, and Highland Parks; in two small turf areas along Sheridan Boulevard; and at Shaw Field. The collective scope of work will include replacement of irrigation heads, valves, valve boxes, and controllers, pumphouse removal, installation of new master valves and flow sensors, and reseeding and re-sodding of the disturbed areas. It is anticipated that irrigation replacement in the parks will likely occur in two phases, one in the late spring and another in the fall, in order to avoid disrupting the parks during the high-use summer months and to coordinate work with ballfield schedules so games are not impacted.

**PENDING PROJECTS**

The following projects are currently on hold awaiting the assessment of the financial revenues in April or May:

- Willow Run Native Shrub and Open Space Fence Project
- Wildgrass Trails, Phase 3 Project
- Miramonte Park Shelter
- Dog Park Improvements

**Summary**

The next update will be provided to City Council in April. Newsletters and updates are sent to residents adjacent to projects throughout the duration of the projects. For additional information on the CIP projects, visit the City and County of Broomfield's website, [www.broomfield.org/CIP](http://www.broomfield.org/CIP) then click on the Construction News link.