

AGENDA ITEM #3B.

CITY COUNCIL COMMUNICATION FORM

FROM: Alan Lind, Director of General Services
THROUGH: Gary Suiter, City Manager
DATE: February 6, 2018
ITEM: Combined Law Enforcement Facility (CLEF) Overview.

DIRECTION
 INFORMATION
 ORDINANCE
 MOTION
 RESOLUTION

I. REQUEST OR ISSUE:

This CLEF Overview is being provided at the request of Council. Significant events and contracts either completed or in progress are as follows:

- The CLEF Team has been meeting regularly since spring of 2017
- Steamboat Architectural Associates have been working on the various stages of design documents beginning with Schematic Design in December 2016
- Owners Representative (NV5) selected in May 2017
- Construction Manager/General Contractor (CM/GC), Calcon Constructors was selected in September 2017
- Commissioning Agent (Entegrity) was selected in October 2017
- Ground breaking is expected to occur in April 2018.

II. RECOMMENDED ACTION:

Monitor progress of the project via monthly reports provided by NV5, scheduled CLEF updates by staff to Council, City Manager's and Council reports, and communication with CLEF Team Members.

III. FISCAL IMPACTS:

Project costs have not been finalized. Finalization of these costs could impact project financing options.

IV. BACKGROUND INFORMATION:

PowerPoint presentation

V. LEGAL ISSUES: Finalization of construction Intergovernmental Agreement (IGA). Operations, Maintenance, and Lease Terms IGA/IGAs to be addressed at a later date.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES: None

VII. SUMMARY AND ALTERNATIVES:

Staff is requesting direction by Council for any future content regarding CLEF reviews. The next review is scheduled for June 12th.

ATTACHMENTS:

Attachment 1: Powerpoint.

Combined Law Enforcement Facility (CLEF) Update - 6 Feb 2018

Attachment #1



CLEF Team

- City
 - Kathi Meyer, Scott Ford, Gary Suiter, Cory Christensen, Alan Lind
- County
 - Tim Corrigan, Tom Sullivan, Garrett Wiggins, Steve Faulkner
- Contractors
 - NV5 (Owners Rep) – Joni Fournier, Todd Raper
 - Entegriety (Commissioning Agent)
 - Calcon Constructors (Construction Manager/General Contractor) – Jim Kohler
 - Steamboat Architectural Associates (Architects) – Bill Rangitsch, Erica Hewitt
 - MGC Design (Landscape Architect)
 - Alpenglow Engineering Solutions (Structural Engineering)
 - Architectural Engineering Consultants (Mechanical, Electrical and Plumbing – MEP including life safety)
 - Landmark Consultants (Civil Engineering)
 - McClaren, Wilson and Lawrie (Specialty)
 - Prospec (Specification Writer)
 - Northwest Colorado Consultants (Soils Engineer)
 - CML Security (Security)
 - Cloud 9 – (Audio/Visual)

Monthly Report

COMBINED LAW ENFORCEMENT FACILITY



Steamboat Springs, CO

Prepared for:

City of Steamboat Springs & Routt County

- Produced and distributed by Joni Fournier of NV5
- Includes
 - General Activity Update
 - Procurement Summary
 - Design Summary
 - Project Risks
 - Schedule Summary
 - Detailed Construction Activity Update
 - Cost Summary

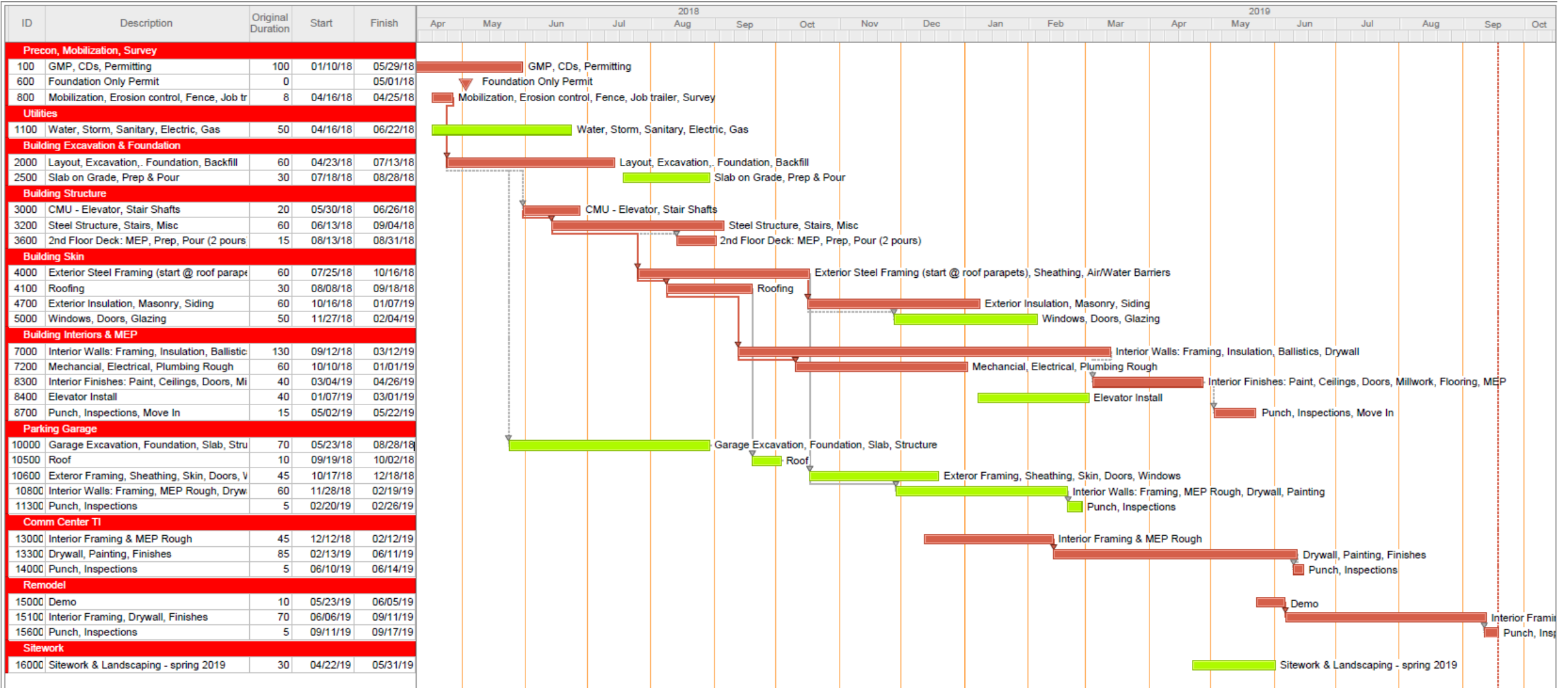
Grants

- Energy/Mineral Impact Assistance Fund Grant (EIAF) Grant
 - Requested amount of \$1M
 - Submitted 1 Dec 2017
 - Presentation date announced late February
 - Expected presentation to Department of Local Affairs (DOLA) in mid-March
 - Funding announcement in early April
- Department of Justice Technology Implementation Grant
 - Estimated amount to be requested = \$300K to \$500K, ~ 50% of total project
 - Internal input is due 2 Feb 2018
 - Due to DOLA on 16 Feb 2018
 - Awarded funds will be available for CLEF technologies in 2019

Intergovernmental Agreement (IGA)

- CLEF construction IGA with the County, Item #8 on tonight's agenda
- Operations, Maintenance, and Lease Terms to be addressed in separate IGA/IGAs

Master Schedule



Estimated Project Funding

- City

• Certificates of Participation (COP's)	\$6,000,000	
• Grant Revenue	600,000	
• 2017 Expenses	456,329	
• Use of Reserves	<u>4,117,335</u>	
Subtotal	\$11,173,664	67.9% of Total

- County

• Reserves	\$4,888,056	
• Grant Revenue	<u>400,000</u>	
Subtotal	\$5,288,056	32.1% of Total

Total	\$16,461,720	
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Master Budget

Original Budget Breakdown	New Addition	Garage	Comm Center	Sheriff's Office Remodel	Project Total
Direct Cost Total w/contingency & GC	\$ 10,736,680	\$ 880,883	\$ 627,272	\$ 1,206,582	\$ 13,451,417
Indirect Costs	204,091	-	2,399	4,615	211,105
Insurance Costs	145,512	11,716	8,375	16,109	181,712
Construction Fees	526,598	42,398	30,307	58,297	657,600
Bond Cost	98,709	7,947	5,681	10,928	123,265
Design & Engineering	936,927	75,436	53,923	103,722	1,170,008
Owner Furnished Security Items	273,850	-	-	-	273,850
Owner Furnished Equipment	234,811	-	-	-	234,811
Owners Representative Services	126,485	10,184	7,280	14,003	157,952
Grand Total from 3/14/17	\$ 13,283,663	\$ 1,028,564	\$ 735,237	\$ 1,414,256	\$ 16,461,720

City and County split of \$16,461,720 = \$11,173,664 and \$5,288,056 respectively
 Refinement of costs will continue to evolve

Design Dates

- Design Development (DDs) – Completed 21 December 2017
- Construction Documents (CDs) – Ongoing
 - Bid Package 1 (Site/Utilities) – Complete
 - Bid Package 2 (Concrete/Steel) – due 5 February 2018
 - 100% CDs (Site/Utilities) – 19 March 2018
 - 100% CDs (ALL) – 18 April 2018

Energy Efficiency

- Commissioning Agent involvement with Design Development
 - Energy Modeling
- CLEF will be built at or above 2015 energy code
 - Goal is to exceed code
 - Examples are more efficient roof top units (RTU's), windows, doors, insulation and lighting
- Solar – Roof structure provides future capability

Project Risks

- Grants
- Market
 - Material
 - Labor
- Construction
 - Water
 - Rock
 - Soil
 - Weather, primarily Winter Conditions

Closing, Questions and Comments

- Future discussion regarding existing Police Station