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TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 3, 2024

SUBJECT: Resolution No. 2024-27, Police Department Expansion Project

ACTION PROPOSED: Consider Resolution No. 2024-27, Awarding the Construction Contract Agreement of the Police Department Expansion and Renovation to Mark Young Construction, LLC; Awarding the Contract for Construction Observation Support Services to D2C Architects; Amending the 2024 Budget and Appropriating Funds for the Police Department Expansion and Renovation Project.

ATTACHMENTS:

1. Resolution No. 2024-27
2. Construction Contract – Mark Young
3. Johnstown Police Department Additions and Renovation GMP Bid from Mark Young Construction LLC
4. Plan drawings
5. D2C Expansion of Scope
6. Grant Award Letter

PRESENTED BY: Ryan Oglesby, Interim Chief of Police

AGENDA ITEM DESCRIPTION:

The current Johnstown Police Department is 9,860 sq ft. and was constructed in 2002, when the Town had a population of around 5,000 people. Today, that same facility is serving a community of approximately 20,000 residents and over 300 businesses. This significant growth combined with State of Colorado and Federal Statutes that regulate evidence storage, necessitates the renovation and expansion of the existing building to ensure sufficient space for staffing and evidence storage, enabling the department to effectively serve the community.

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This project began in 2023 with a budget of \$450,000 allocated for design services. On March 20, 2023, the Town Council approved an agreement with D2C Architects for architectural design services at a cost of \$389,809. Over the course of the design process with D2C Architects, the professional services agreement was amended to include survey, Geotech, cost estimating, and furniture design services, bringing the current total to \$441,549.

In June 2023, the Town initiated an RFP process for a Construction Manager at Risk (CMaR). Following a thorough and deliberate selection process, Mark Young Construction LLC (MYC) was chosen as the CMaR and awarded the project at the Council meeting on August 21, 2023. During this period, \$4,000,000 was added to the FY 2024 budget for this project.

On November 20, 2023, Staff applied for an Energy Impact Grant from the State of Colorado Department of Local Affairs (DOLA). The Town's application was successful, and the Town was awarded a \$1,000,000 grant from DOLA to help offset the cost of the renovation. As part of our commitment to reducing the building's future energy impact and to remain in compliance with the terms of the grant, we are installing solar panels during the renovation process.

On May 28, 2024, Mark Young Construction provided the Town with a guaranteed maximum price (GMP) base bid of \$4,916,528 based on the design drawings, which will add 2,615 sq ft. to the building. After careful review of MYC'S open book bid we found that MYC did use, in most cases, the lowest bidder for subcontractor cost.

It is important to note that the base bid did not include three additional alternatives that we believe are crucial for the renovation and will allow for efficient and effective use of the building for an additional 7-10 years. After this period, a new headquarters facility will likely be necessary and the current facility will operate as a substation. Those three alternatives include:

1. Two-bay sally port. A police sally port is the area where police vehicles are brought inside for arrestee transfer to our temporary holding facility inside the building. Sally ports are essential for the safety of both the officers, suspects, and surrounding community, as they ensure that suspects are removed from the patrol vehicle into a secure facility thus eliminating the potential for escape. The sally port also allows for 24/7 surveillance, with adequate lighting, should any incidents occur. The sally port will add an additional 2,236 sq ft. to the footprint at an additional cost of \$825,631.
2. Bullet resistant lobby area. Safety for our support Staff is a high priority. We believe that the addition of lobby bullet resistant wall panels, doors, and frames are important to protect our Staff working in the front lobby. This addition would add level 3 resistance to the front lobby workspace. The additional cost for level 3 is \$35,190.
3. South driveway entrance. As the Police Department continues to grow, efficient traffic flow will become increasingly important. To enhance traffic efficiency along with the inclusion of the two-bay sally port, we also recommend adding a south driveway

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entrance. This entrance will connect the southwest parking area connecting the southwest portion parking area of the police department to Settler Way. The inclusion of the driveway cutout is estimated to cost \$71,620.

Additional costs that are anticipated beyond the base bid and potential alternatives include \$55,631 for furniture, \$30,000 for inspections/testing, and \$106,935 for construction observation/management. With these additional expenses, the total construction costs are expected to be \$6,041,535. A complete breakdown of the costs already incurred and those that are anticipated is as follows:

Design	\$ 393,809
Survey/Geotech	\$ 16,000
Furniture design	\$ 31,740
Pre-construction CmaR	<u>\$ 14,700</u>
Total Project Cost to Date	\$ 456,249
Base bid	\$ 4,916,528
Option 1 – sally port	\$ 825,631
Option 2 – ballistic panels	\$ 35,190
Option 3 – south driveway	\$ 71,620
Inspections/testing	\$ 30,000
Furniture	\$ 55,631
Construction observation support	<u>\$ 106,935</u>
Total Construction Cost	<u>\$ 6,041,535</u>
Total Project Cost	\$ 6,497,784
Less: DOLA grant	<u>(\$1,000,000)</u>
Total Cost to Town	\$ 5,497,784

This project, as presented, will add a total of 4,851 sq ft to the facility at a total cost of \$5,497,784 to the Town. If this proposed direction is acceptable to Council, a budget amendment is necessary. The FY 2024 Budget currently includes \$4,000,000 that has been allocated for this project. In order to stay in compliance with state law, a budget amendment in the amount of \$2,248,063 will be needed. It is important to emphasize that the budget amendment must include the full cost of the project which includes the grant funds that will be expended.

General Fund Expenses:

Total Project Cost	\$ 6,497,784
Less 2023 design costs already expended	\$ (249,721)
Less 2024 budgeted amount	<u>\$ (4,000,000)</u>
Total 2024 budget amendment needed	\$ 2,248,063

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It is important to note that the dates for the drawings and specifications have not been included in the construction contract at this time and will need to be added before the contract is finalized. Staff is requesting that Council allow these minor modifications to be made by the Town Manager or Town Attorney when the information is available.

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
 - *Strengthen public trust and confidence*
- Safe & Welcoming community
 - *Provide and maintain public safety services and awareness in our community*
- Quality Infrastructure & Facilities
 - *Ensure future viability of infrastructure and facilities*
 - *Repair and maintain existing infrastructure, facilities and equipment*

LEGAL ADVICE:

The Town Attorney drafted the Resolution and reviewed the contract.

FINANCIAL ADVICE:

It is recommended that the Town Council approves a \$2,248,063 amendment to the Police Department Renovation Project budget.

RECOMMENDED ACTION:

Staff recommends that Council approve Resolution 2024-27, awarding a construction contract to Mark Young Construction, LLC, approving the construction observation amendment to D2C Architects, Inc, and amending and appropriating the 2024 Budget.

SUGGESTED MOTIONS:

For Approval:

I move to approve Resolution 2024-27 and allow the Town Manager or Town Attorney to make minor modifications to the Construction Contract as needed.

For Denial:

I move to deny Resolution 2024-27.

Reviewed and Approved for Presentation,

A handwritten signature in blue ink, appearing to be 'WJL', written over a horizontal line.

Town Manager