

Downtown Plaza Building Stabilization & Demolition

Staff Present:

Ryan Johnson, City Manager's Office
Gary Wardle, Director of Parks and
Recreation

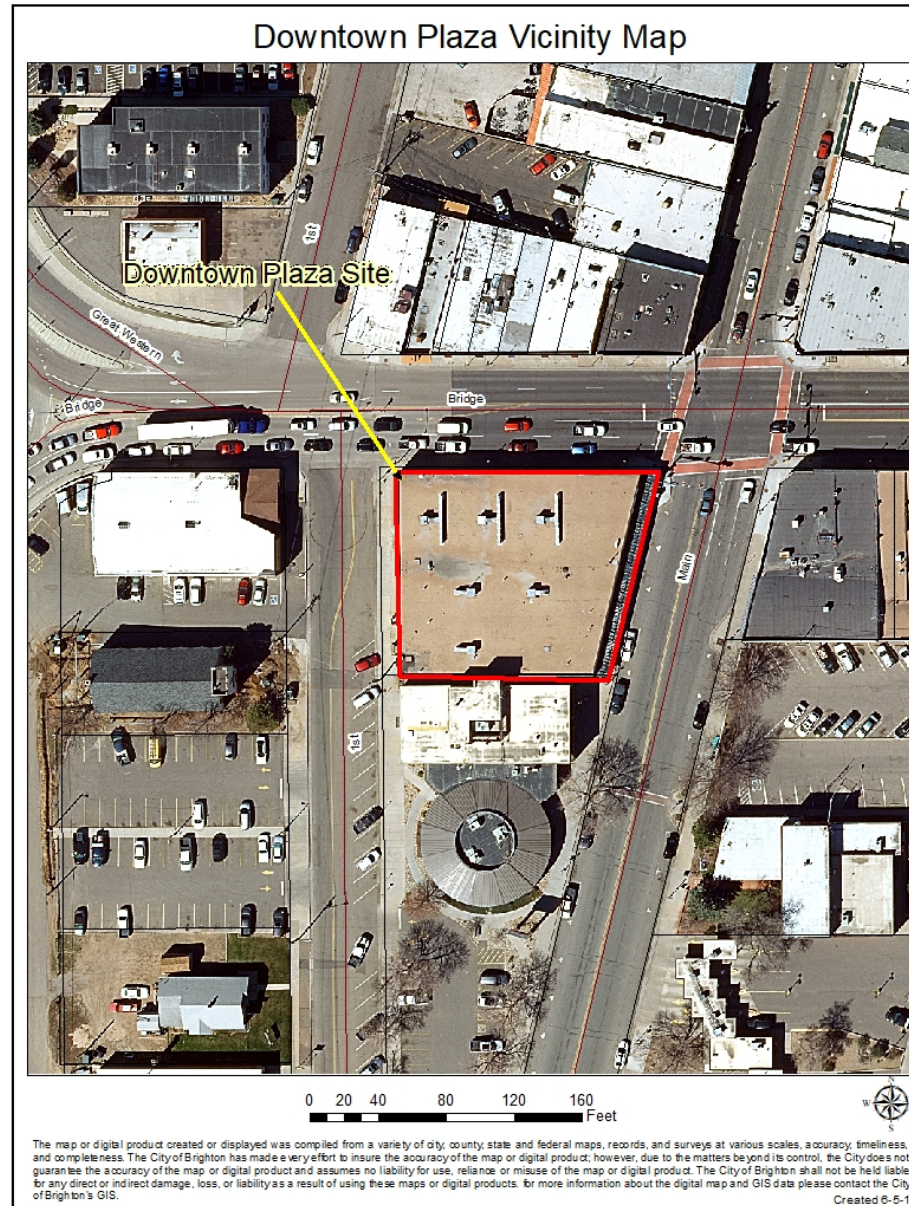
Strategic Plan Alignment



Facilities, Amenities, and Open Space

The City of Brighton prioritizes and balances the capital needs and wants of the City, secures and protects open space ensuring it will remain for future generations, and provides desirable amenities that reflect a diverse community.

Downtown Plaza Vicinity



Existing Building



View: East Elevation



View: North Elevation

Existing Building



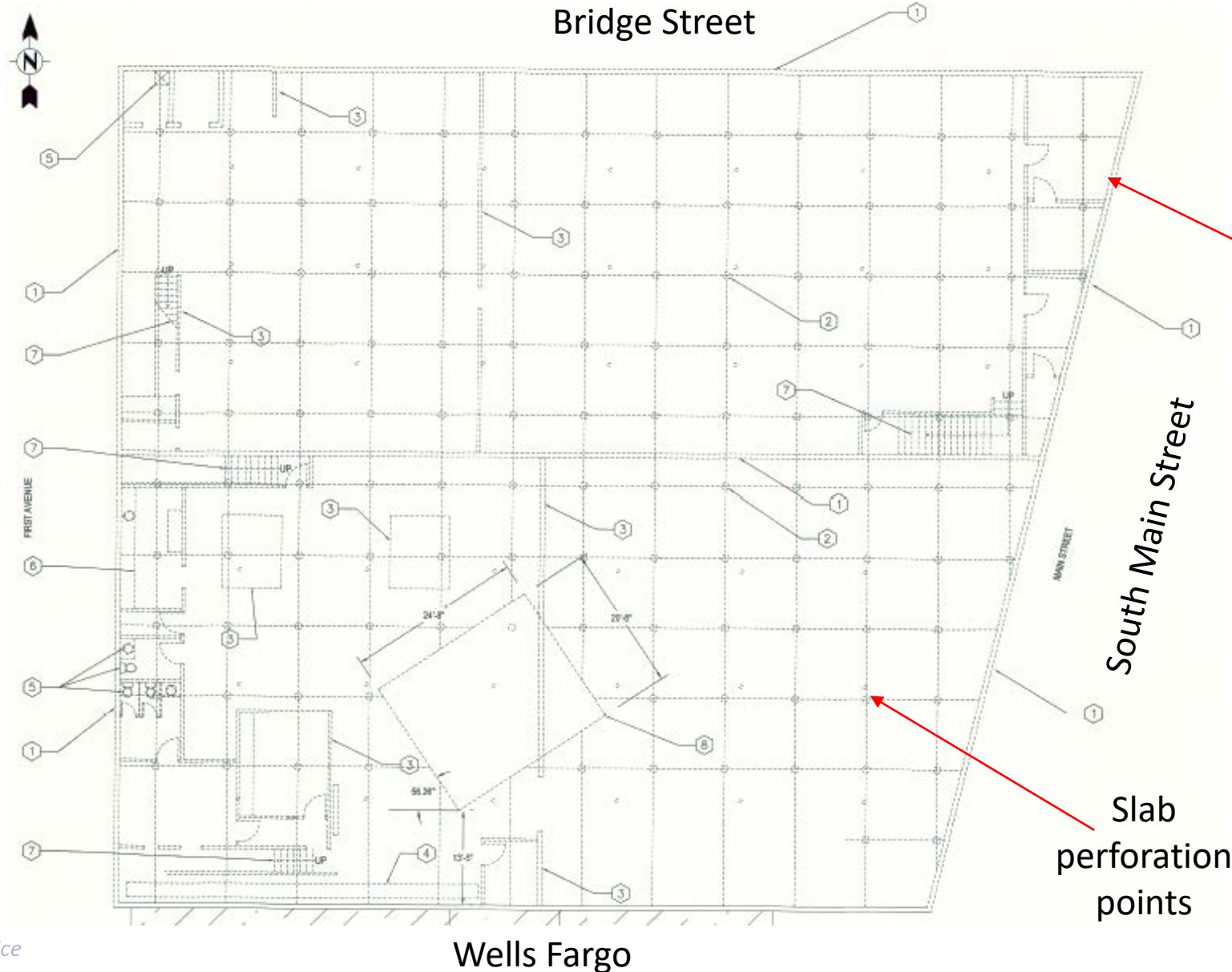
View: West Elevation

Project Scope

- Stabilize Wells Fargo and shared foundation wall
- Interior demolition (i.e. floors, walls etc.)
- Removal of non-friable asbestos containing materials (ACM)
- Removal of rooftop mechanical equipment
- Exterior building demolition
- Import of backfill material from City site
- Backfill (i.e. compaction, testing every 18")
- Repair of any damaged sidewalks
- Special inspections

Building Stabilization

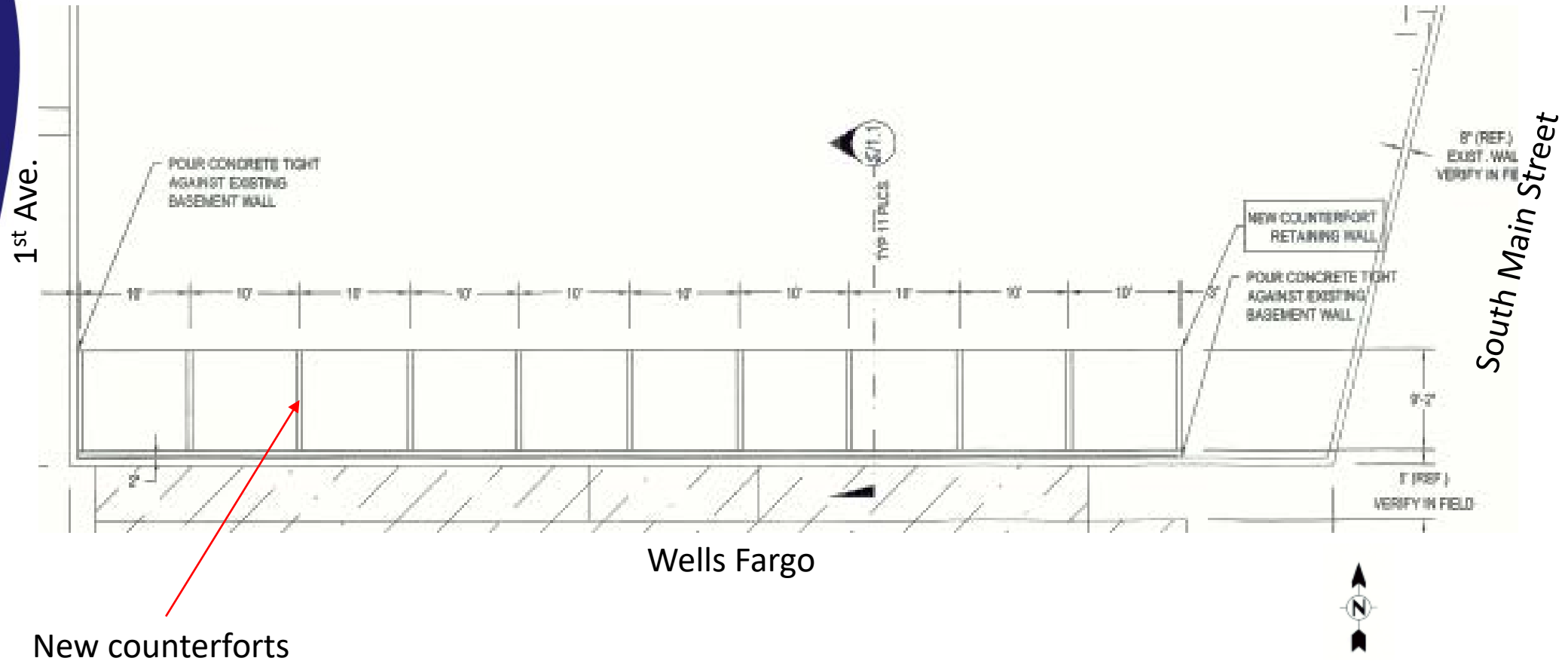
1st Ave.



Existing
foundation
wall to remain

Slab
perforation
points

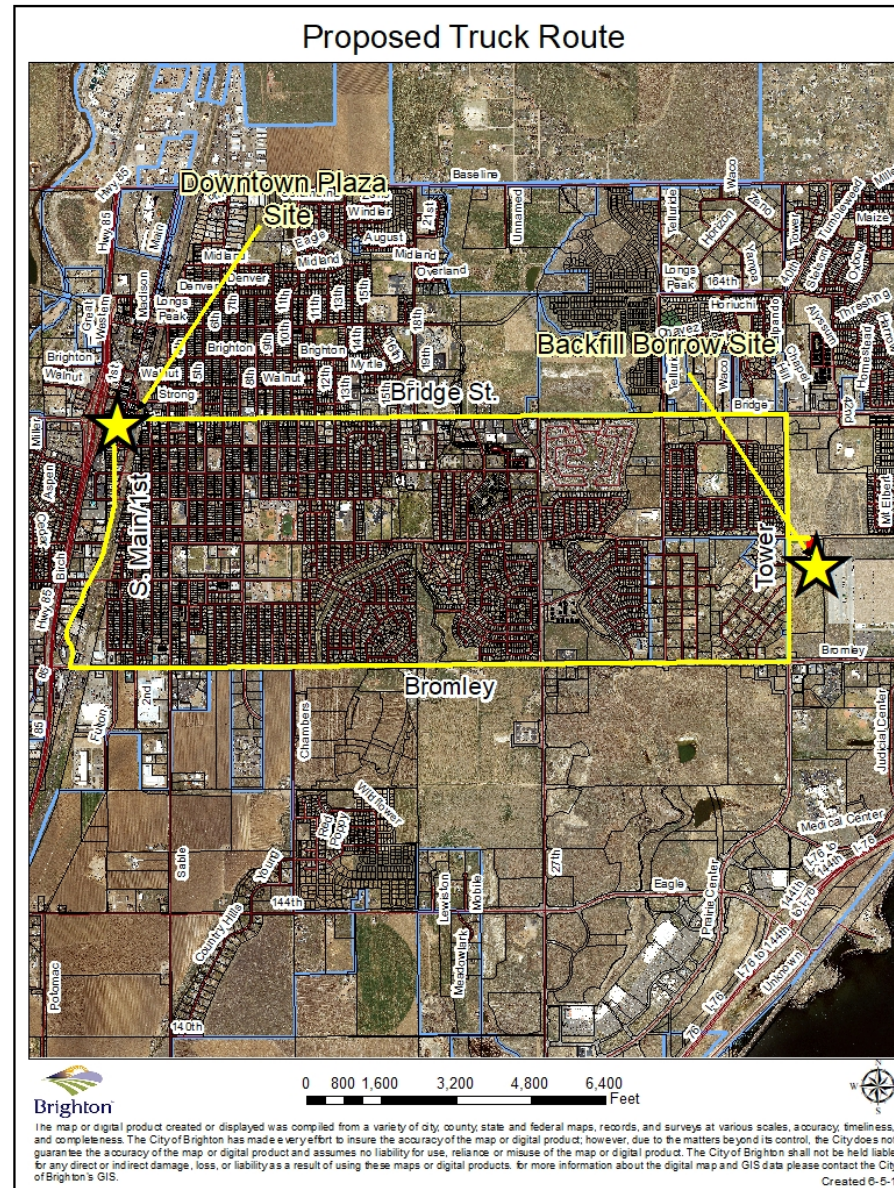
Building Stabilization



Backfill Borrow Site



Proposed Truck Route



RFP Process

- Posted RFP to Rocky Mountain Bid Net on May 31, 2018
- Held a mandatory pre-proposal meeting on June 14, 2018
- Held a follow-up site visit on June 26, 2018
- RFP closed on July 11, 2018
- Modified scope; re-opened RFP with closing on July 20, 2018
- 2 proposals were submitted

Project Highlights

- Work to be completed primarily M-F during the day; truck traffic limited to 8 am - 4 pm
- No full street closures are projected (lane modifications may exist)
- 60 calendar days for completion
- Staff has coordinated with neighboring businesses
- Staging/construction truck traffic to be primarily on 1st Ave.
- Estimated 70% of the materials will be recycled
- Fill dirt is no cost (other than transportation)=(savings of \$155,000)

Project Schedule

May 2018

- Post RFP to Rocky Mountain Bid Net

June 2018

- Host Pre-bid conference and site visit

July 2018

- RFP closed
- Staff review of proposals
- City permits submitted for review

August 2018

- City Council Contract Award

September 2018

- Demolition of north half to commence

October 2018

- Stabilization work to commence

November-December 2018

- Demolition of south half to commence
- Backfill of south half to commence
- Project wrap-up

RFP Abstract

Vendor	Project Duration	% of Materials Recycled	Cost
Palace Construction	120 Days	30%	\$519,443
American Demolition, Inc.	60 Days	70%	\$135,000

Project References

Project Name	Owners/Client	Project Description	Contract Amt.	Date Complete
44 th Ave. & I-70 Expansion Demolition	CDOT	Demolition	\$750,000	2009
Westminster Mall Phase 1 & 2	City of Westminster	Demolition of 1.6M sq. ft. mall	\$2.25M	2010-2011
VA Hospital	VA Hospital	Demolition and earthwork	\$351,426	2011
Stone House Farms/Building 111	City & County of Denver	Demolition, asbestos abatement and utilities	\$428,537	2013
73 rd & Lowell Blvd. Demolition	City of Westminster	Structural stabilization of historic bldg. and demolition of bldgs. attached to historic structure	\$52,650	2016
Flatirons Mall Demolition	Samora Group	Demolition of part of mall (while occupied)	\$300,000	2013
Avaya Park 1200 Demolition	Murray & Stafford	Demolition of 400,000sf of industrial space attached to 700,000 existing space	\$1.1M	2014
Former Chevy Dealership Demolition	Brighton Urban Renewal Authority	Demolition of former dealership, asbestos abatement	\$17,300	2016

Options for Council Consideration

- Approve the resolution and award a contract based on the recommendation of Staff
- Direct Staff to modify the scope of the project
- Direct Staff to accelerate the demolition project
- Direct Staff to postpone/cancel the demolition project
 - Results in loss of \$550,000 grant funding

Staff Recommendation

- Approve Resolution No. _____ and award a contract to American Demolition Inc. in the amount of \$162,000 which includes a contract lump sum payment of \$135,000 and also a 20% contingency for unforeseen items.

Fiscal Impact

- Fund 30, CIP No. 99922 Urban Upgrades (\$162,000)

Questions

