



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

July 7, 2021
7:00 PM
202 Railroad Avenue, Rifle, CO

5:30 PM - Workshop Meeting

- a. Review Rifle City Hall Phase 2 Construction Expenditures, Contracts, and Master Project Budget.
- b. Receive Additional Information on Fee Waiver Request from Habitat for Humanity for the Proposed Project at Wapiti Commons

7:00 PM - Regular Meeting

- 1. **Call to Order & Roll Call**
- 2. **Pledge of Allegiance**
- 3. **Public Comment** *(maximum time permitted for Public Comment is 3 minutes per person)
- 4. **Consent Agenda**
 - 4.a. Consider Minutes of the June 16, 2021, Regular Meeting
 - 4.b. Consider Minutes of the June 25, 2021, Special Meeting
 - 4.c. Consider Liquor License Renewal for Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors
 - 4.d. Consider Designation of City Manager as Principal Representative for ARPA grant with DOLA
 - 4.e. Consider Purchase Request for Water Treatment Chemicals
 - 4.f. Consider Letter of Support for the CDOT MOVE Western Slope Grant
- 5. **Action, if any, on Workshop Items**
- 6. **Presentation**

6.a. Swearing-In of New Officer Kalob Foreman

6.b. Receive an Update on Downtown Project

7. Regular Agenda

7.a. Consider Rifle City Hall Phase 2 Construction Expenditures, Contracts, and Master Project Budget

7.b. Approve City Clerk Selection

8. Administrative Reports

8.a. Report to City Manager

9. Comments from Mayor and Council

10. Adjournment



Agenda Item #a.

Agenda Item Name:

Review Rifle City Hall Phase 2 Construction Expenditures, Contracts, and Master Project Budget.

Presenter:

Tom Whitmore, Parks & Recreation Director

Item Description:

Discussion will include FCI Constructors Guaranteed Maximum Price Proposal and contract, Phil Vaughan Construction Management Construction Administration Contract, expenditure to Current Solutions for I.T. component installation, and the master project budget.

Recommended Action:

Fiscal Impact:

Additional funding for this project will need to be identified.

Operational Impact:

During the project. Some employees/departments will have to be relocated temporarily. Some work interruptions should be expected. Noise may be a factor during construction.

Prior Board Motions:

Approval of FCI Constructors, Inc. as the CM-GC.
Approval of pre-construction services by FCI Constructors, Inc.

Background Information:

Executive Summary:

Notification Requirements:

Prepared By:

Tom Whitmore, Parks & Recreation Director

Attachments:

1. 2021.07.01 City Hall Phase 2 Construction

Memo

To: City Manager, Honorable Mayor and Council

From: Tom Whitmore, Parks & Recreation Director

Date: June 30, 2021

Re: City Hall Phase 2 – Remodel-Construction Expenditure,
Contract Approvals

There are a number of approvals required to move forward with construction of City Hall Phase 2. All of these approvals contribute to the Master Project Budget. The expenditures are listed below. Members of the project team will be available to review the various elements of the project with City Council.

Staff recommends approval of the expenditures listed below, along with related contracts, pending legal review of the contracts by City legal staff.

Staff also requests authorizations for the City Manager to execute change orders within the approved project master budget. The City Manager would promptly report change orders to City Council. This process worked well with the swimming pool project and prevented many weeks of delays.

This approval process does not apply to the upcoming change order request for plumbing improvements.

Approvals required are:

1. FCI Constructors, Inc.--Guaranteed Maximum Price and contract- \$745,421.00
including 3 add-alternates.

Phil Vaughan, President of Phil Vaughan Construction Management Inc., has completed a thorough review of FCI's proposal. Mr. Vaughan's recommendations are included in an attached memo. Mr. Vaughan will review FCI's Guaranteed Maximum Price Proposal.

2. Current Solutions, sole source contractor for the \$105,407.15
I.T. Department—

Access control, structured cabling, camera system.

3. Phil Vaughan Construction Management, Inc.
- Construction Administration Services-
PVCMI, Architect, Mechanical Engineer, Electrical Engineer \$77,936.00

Phil Vaughan, President of Phil Vaughan Construction Management Inc., has submitted a proposal for Construction Administration of the Rifle City Hall Phase 2 – Physical and Electronic Security Improvements project. Phil Vaughan Construction Management has been instrumental in advancing this project through design and Phase 1 construction. PVCMI has also coordinated the investigation and design of City Hall plumbing improvements.

4. Master project budget, including the above items
and Contingencies. \$1,090,000.00

Once design for plumbing improvements is complete--expected on July 19th, pricing will be established and a Change Order Request will be placed on the agenda for Council consideration. Plumbing improvement construction will be a substantial undertaking.

The respective proposals and contracts are attached.

*Upon contract approval, materials will be procured and stored as soon as possible. Construction is expected to begin mid-August 2021, with completion in January 2022.

*Though inconveniences can't be avoided, construction sequencing is planned to minimize impact to staff and business operations. The City Hall Main Conference Room and adjacent space will be a temporary home for Channel 10, and the Human Resources department will move temporarily to the Justice Center.

Thank you,

Tam

					
City of Rifle- Rifle City Hall Security Upgrades- Master Project Budget- Phase 2					
Date: 6/30/2021					
PROJECT COSTS:				Notes:	
			Value		
Rehabilitation					
	Phase 2	FCI Constructors, Inc. GMP Estimate dated 6/30/21	604,824.00		
	Phase 2	Current Solutions- Access Control proposal dated 6/28/21	48,528.00		
	Phase 2	Current Solutions- Camera System proposal dated 6/28/21	40,667.50		
	Phase 2	Current Solutions- Structured cabling proposal dated 6/28/21	16,211.65		
		Owner Hard Cost Contingency	142,046.23	City of Rifle- 20% contingency	
		Furniture, Fixtures, & Equipment	0.00		
		Building Permits/ Plan Review Fee	0.00	City of Rifle	
		Subtotal	\$852,277.38		
Professional Fees					
		Phase 2- Construction Manager as Adviser Architect, Mechanical Engineer, Electrical Engineer Construction Administration	77,936.00		
		Construction Accounting	0.00		
		Other (Specify)			
		Other (Specify)			
		Other (Specify)			
		Subtotal	\$77,936.00		
Construction Interim Costs					
		Hazard & Liability Insurance	4,613.00		
		Builder's Risk Insurance	164.00		
		Perform. & Pymt Bonds	4,176.00		
		Construction Interest	0.00		
		Constr. Origination Fees	0.00		
		Tap Fees (Water/Sewer)	0.00		
		Impact fees	0.00		
		Materials Testing- CTL Thompson	2,800.00	City of Rifle	
		Power and Telecom Provider fees	0.00		
		3rd Party/Bank Inspections/Admin			
		Title & Recording			
		Construction Lender Legal Fees			
		Natural Gas and Telecommunications relocation costs	0.00		
		Other (Specify)			
		Other (Specify)			
		Subtotal	\$11,753.00		
Permanent Financing					
		Bond Premium			
		Bond Issue 30-day lag reserve			
		Bond Cost of Issuance			
		Discount Points			
		Perm Loan Origination	0.00		
		Title & Recording			
		Legal Fees			
		Prepaid MIP			
		Forward Rate Lock			
		Conversion Fee			
		Other (Specify)			
		Other (Specify)			
		Other (Specify)			
		Subtotal	\$0.00		
Soft Costs					
		Geotechnical/Soils Study	0.00		
		Environmental Study (Phase 1, Phase 2, Lead, Asbestos, etc.)			
		Other Studies (traffic, wetlands, etc.)			
		Green Certification Fees (LEED Certification, etc.)			
		Relocation			
		Soft Cost/Professional Fees Contingency	9,807.42	City of Rifle- 10% contingency	
		Other (Specify)			
		Other (Specify)			
		Other (Specify)			
		Subtotal	\$9,807.42		
TOTAL PROJECT COSTS:			\$951,773.80		
Add Alternates Chosen for Inclusion in the project			Amount	Total with 5% Contingency	
1	Storage Improvement- Lower level		\$5,719.00	\$6,004.95	
2	Lower floor carpet replacement		\$59,281.00	\$62,245.05	
3	Main floor carpet replacement		\$66,644.00	\$69,976.20	
4			\$0.00	\$0.00	
5			\$0.00	\$0.00	
Total Add Alternates included in the project				\$138,226.20	
TOTAL PROJECT COSTS WITH ADD ALTERNATES CHOSEN FOR INCLUSION			\$1,090,000.00		

PROJECT:

RIFLE CITY HALL RENOVATIONS - PHASE 2

RIFLE, CO

PREPARED FOR:

**CITY OF RIFLE
RIFLE, CO**

GMP ESTIMATE

June 30, 2021

PREPARED BY: **FCI CONSTRUCTORS, INC.**

Original Design											
DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	LABOR BURDEN	TOTAL
ONSITE MANAGEMENT											
SUPERINTENDENT	24	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600.00	\$ 38,857.14	\$ 26,422.86	\$ 65,280.00
FIELD SUPERINTENDENT	0	WK						\$ -	\$ -	\$ -	\$ -
PROJECT MANAGER	24	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 448.00	\$ 10,880.00	\$ -	\$ 10,880.00
ENGINEER	0	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TEMPORARY FACILITIES											
OFFICE TRAILER	0	MO	\$ 450.00	\$ -	\$ -	INSTALL	\$ -	\$ -	\$ -	\$ -	\$ -
STORAGE VAN	6	MO	\$ 180.00	\$ 1,005.59	\$ 81.96	INSTALL	\$ 400.00	\$ -	\$ -	\$ -	\$ 1,487.54
TEMP POWER	0	MO	\$ 300.00	\$ -	\$ -	INSTALL	\$ -	\$ -	\$ -	\$ -	\$ -
TEMP PHONE / INTERNET	6	MO	\$ 85.00	\$ 474.86	\$ 38.70	INSTALL	\$ -	\$ -	\$ -	\$ -	\$ 513.56
COMPUTER	6	MO	\$ -	\$ -	\$ -	\$ 245.00	\$ 1,368.72	\$ -	\$ -	\$ -	\$ 1,368.72
COPIER	0	MO	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ 100.00	\$ -	\$ -	\$ -
TEMP TOILET	6	MO	\$ -	\$ -	\$ -	\$ 250.00	\$ 1,396.65	\$ -	\$ -	\$ -	\$ 1,396.65
TEMP WATER	6	MO	\$ -	\$ -	\$ -	\$ 50.00	\$ 279.33	\$ -	\$ -	\$ -	\$ 279.33
DUMP FEES	0	MO	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
JOB SIGN	0	EA	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ 50.00	\$ -	\$ -	\$ -
TEMP FENCE	400	LF	\$ 1.00	\$ 400.00	\$ 32.60	\$ -	\$ -	\$ 1.00	\$ 400.00	\$ 272.00	\$ 1,104.60
WINTER PROTECTION											
CONCRETE BLANKET RENTAL		EA	\$ 35.00	\$ -	\$ -	DIVISION 3	\$ -	\$ -	\$ -	\$ -	\$ -
GROUND HEATERS		WK	\$ 1,050.00	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 100.00	\$ -	\$ -	\$ -
PROPANE GAS		WK	\$ 750.00	\$ -	\$ -	\$ 250.00	\$ -	\$ 100.00	\$ -	\$ -	\$ -
TEMP ENCLOSURE		SF	\$ 0.10	\$ -	\$ -	\$ 0.10	\$ -	\$ 0.10	\$ -	\$ -	\$ -
EQUIPMENT											
PICKUP RENT / FUEL	6	MO	\$ 1,300.00	\$ 7,262.57	\$ 591.90	\$ 1,050.00	\$ 5,865.92	\$ -	\$ -	\$ -	\$ 13,720.39
EQUIPMENT RENTAL	0	MO	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT MAINTENANCE	0	MO	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS SMALL TOOLS	6	MO	\$ 250.00	\$ 1,396.65	\$ 113.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,510.47
MISCELLANEOUS											
OFFICE SUPPLIES	6	MO	\$ 125.00	\$ 698.32	\$ 56.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 755.24
PRINTING	1	LS	\$ 750.00	\$ 750.00	\$ 61.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811.13
SAFETY	6	MO	\$ 150.00	\$ 837.99	\$ 68.30	\$ -	\$ -	\$ 150.00	\$ 837.99	\$ 569.83	\$ 2,314.11
WEEKLY CLEAN	24	WK	\$ 20.00	\$ 485.71	\$ 39.59	\$ 25.00	\$ 607.14	\$ 140.00	\$ 3,400.00	\$ 2,312.00	\$ 6,844.44
FINAL CLEAN	1	LS	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
OUT OF AREA											
HOME & OFFICE TRAVEL		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBSISTENCE		WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RENT		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS			\$ 13,311.69		\$ 1,084.90	\$ 12,917.76		\$ 54,375.13		\$ 29,576.69	\$ 111,266.17

JOB MONTHS	5.59	MATERIAL TAX	8.15%		
WEEKS	24.29	LABOR BURDEN	68%	MONTHLY \$	\$ 19,916.65
CALENDAR DAYS	170.00				

FCI Constructors, Inc.

Date: 6/30/2021
Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
RIFLE, CO
GMP ESTIMATE

UPDATED 6/30/21

ALTERNATES

ITEM NO.	DESCRIPTION	ESTIMATED COST W/ MARKUPS	APPROVED Y OR N	APPROVED AMOUNT	NOTES
1	STORAGE IMPROVEMENT	\$ 5,719			
2	LOWER FLOOR CARPET REPLACEMENT	\$ 59,281			
3	MAIN FLOOR CARPET REPLACEMENT	\$ 66,644			

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL	
20000 EXISTING CONDITIONS							
024119 SELECTIVE DEMOLITION		ORION					
REMOVE EXISTING DOOR FRAMES		LS	1.00	\$	-	LS	\$ 39,500
REMOVE EXISTING DOORS & HARDWARE		LS	1.00	\$	-	LS	INCLUDED
REMOVE GYP PARTITION WALL		LS	1.00	\$	-	LS	INCLUDED
SAW CUT & REMOVE MASONRY WALL FOR NEW WINDOWS		EA	9.00	\$	-	EA	INCLUDED
REMOVE CASEWORK		LS	1.00	\$	-	LS	INCLUDED
REMOVE STEEL STAIRS & CONCRETE STEPS		EA	1.00	\$	-	EA	INCLUDED
REMOVE LAY IN CEILING		LS	1.00	\$	-	LS	INCLUDED
REMOVE GYP CEILING		LS	1.00	\$	-	LS	INCLUDED
REMOVE INTERIOR FLOOR FINISHES		LS	1.00	\$	-	LS	INCLUDED
REMOVE BASE		LS	1.00	\$	-	LS	INCLUDED
CUT NEW ROOF PENETRATION FOR EF		EA	1.00	\$	-	EA	INCLUDED
SAW CUT & REMOVE CONCRETE SLAB FOR CONF ROOM		EA	1.00	\$	750.00	EA	\$ 750
RELOCATE OWNER'S FURNITURE		LS	1.00	\$	8,500.00	LS	\$ 8,500
MISCELLANEOUS REMOVALS		HRS	75.00	\$	57.50	HRS	\$ 4,313
TEMPORARY PROTECTION OF EXISTING FINISHES TO REMAIN		LS	1.00	\$	5,360.00	LS	\$ 5,360
DUMPSTERS		PULLS	1.00	\$	1,000.00	PULLS	\$ 1,000
SUBTOTAL- SELECTIVE DEMOLITION						\$	59,423
20000 EXISTING CONDITIONS - TOTALS						\$	59,423

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
030000 CONCRETE							
033200 CAST-IN-PLACE CONCRETE							
TOPPING SLABS ON METAL DECK		RODCO CONCRETE					
CONCRETE TO TOPPING SLABS	NORMAL WT- 3.0" TH	CY	0.44	\$	-	CY	\$ 1,517
REBAR TO SLAB ON DECK- #4'S AT 18" OC	N/A-EXCLUDED	TN	-	\$	-	TN	\$ -
WIRE MESH REINF.- 6X6/W2.1		SF	45.50	\$	-	SF	INCLUDED
WELDED BARS- TO POUR STOP- #4 X 2'6" L	N/A-EXCLUDED	EA	-	\$	-	EA	\$ -
EDGE FORMS- 8"	N/A-EXCLUDED	LF	-	\$	-	LF	\$ -
PERIMETER JOINT FILLER - 4" X 1/2"		LF	32.32	\$	-	LF	INCLUDED
TROWEL FINISH TOPPING SLABS		SF	45.50	\$	-	SF	INCLUDED
CURE & PROTECT TOPPING SLABS		SF	45.50	\$	-	SF	INCLUDED
SUBTOTAL- TOPPING SLABS ON METAL DECK						\$	1,517
MEP EQUIPMENT PADS/MISC CONCRETE							
PATCH CONCRETE SLAB AT CONF		LS	1.00	\$	450.00	LS	\$ 450
SET / GROUT PIPE BOLLARDS		EA	-	\$	-	EA	\$ -
SUBTOTAL- MEP EQUIPMENT PADS/MISC CONCRETE						\$	450
CONCRETE PUMPING / HOISTING							
CONCRETE PUMP	N/A - EXCLUDED	DYS	-	\$	-	DYS	\$ -
LAYOUT/COORDINATION		HRS	-	\$	-	HRS	\$ -
CLEANUP		HRS	10.00	\$	46.50	HRS	\$ 465
DUMPSTERS		PULLS	0.50	\$	1,000.00	PULLS	\$ 500
WINTER CONCRETE	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
WEATHER PROTECTION	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
WINTER CONCRETE	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
SUBTOTAL- CONCRETE PUMPING/HOISTING						\$	965
SUBTOTAL- CAST-IN-PLACE CONCRETE						\$	2,932
030000 CONCRETE - TOTALS						\$	2,932

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
050000 METALS							
053000 METAL DECKING	WESTERN PRECISION						
FLOOR DECK - 1.0 G 24		SF	45.00	\$	-	SF	\$ 30,000
SUBTOTAL- METAL DECKING						\$	30,000
055010 MISCELLANEOUS METALS	WESTERN PRECISION						
METAL PAN STAIRS-4' 8" WIDE-W/RAILINGS		RI	-	\$	-	RI	\$ -
GUARD RAILINGS	SITE	LF	126.00	\$	-	LF	INCLUDED
MASONRY LINTELS		EA	9.00	\$	-	EA	INCLUDED
PIPE BOLLARDS- 6" DIA-GALVANIZED		EA	-	\$	-	EA	\$ -
SUN SHADES		EA	-	\$	-	EA	\$ -
MISC METAL FABRICATIONS		LS	1.00	\$	500.00	LS	\$ 500
SUBTOTAL- MISCELLANEOUS METALS						\$	500
050000 METALS - TOTALS						\$	30,500

FCI Cost Worksheet

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CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
060000 WOOD & PLASTICS							
061100 ROUGH CARPENTRY							
ROOF BLOCKING-1" X 4" TREATED NAILERS		LF	-	\$	-	LF	\$ -
DOOR & WINDOW HEADERS-2" X 10"		LF	60.00	\$	7.90	LF	\$ 474
ROOF BLOCKING-1" X 4" TREATED NAILERS		LF	-	\$	-	LF	\$ -
EXTER PLYWOOD SHEATHING- BACK SIDE OF PARAPET WALLS		SF	-	\$	-	SF	\$ -
INTERIOR WALL STRAPPING/BLOCKING- @ MILLWORK/CASEWORK/ACCESSORIES		LF	200.00	\$	6.25	LF	\$ 1,250
ROUGH HARDWARE/FASTENERS		LS	1.00	\$	500.00	LS	\$ 500
ADD FOR FSC CERTIFIED LUMBER	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
LAYOUT/COORDINATION		HRS	10.00	\$	61.00	HRS	\$ 610
SUBTOTAL- ROUGH CARPENTRY						\$	2,834
064200 MILLWORK							
BASE CABINETS - PLAS LAM	N/A - EXCLUDED	LF	-	\$	-	LF	\$ -
COUNTERTOPS- PLASTIC LAMINATE	N/A - EXCLUDED	LF	-	\$	-	LF	\$ -
WALL CABINETS - P LAM	N/A - EXCLUDED	LF	-	\$	-	LF	\$ -
FULL HT STORAGE CABINETS- PLAS LAM	N/A - EXCLUDED	EA	-	\$	-	EA	\$ -
WINDOW SILLS- OAK		LF	21.00	\$	89.50	LF	\$ 1,880
WINDOW SILLS- SOLID SURFACE		LF	16.00	\$	204.50	LF	\$ 3,272
MISCELLANEOUS MILLWORK & WOOD TRIM		LS	1.00	\$	750.25	LS	\$ 750
LAYOUT / COORDINATION		HRS	10.00	\$	61.00	HRS	\$ 610
SUBTOTAL- MILLWORK						\$	6,512
060000 WOOD & PLASTICS - TOTALS						\$	9,346

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL				TOTAL
070000 THERMAL & MOISTURE PROTECTION								
070210 BUILDING INSULATION								
RIGID INSULATION BOARD TO EXTERIOR WALLS- 1.5" TH-W/TAPED SEAMS-R13 POLYISO	N/A - EXCLUDED	SF	-	\$	-	SF	\$	-
ACOUSTIC INSULATION TO WALLS		LS	1.00	\$	-	LS		INCLUDED
FIRE STOPPING/FIRE SAFING	N/A - EXCLUDED	LS	-	\$	-	LS	\$	-
SPRAY-APPLIED INSULATION- CLOSED CELL- R13 (2.0" TH)	N/A - EXCLUDED	SF	-	\$	-	SF	\$	-
R19 BATT INSULATION TO EXTERIOR WALLS- W/ VAPOR BARRIER	N/A - EXCLUDED	SF	-	\$	-	SF	\$	-
SUBTOTAL- BUILDING INSULATION							\$	-
075210 MEMBRANE ROOFING & FLASHING								
FLASH NEW ROOF PENETRATION		LS	1.00	\$	750.00	LS	\$	750
SAFETY/TEMP BARRICADES		HRS	5.00	\$	51.00	HRS	\$	255
LAYOUT / COORDINATION		HRS	5.00	\$	61.00	HRS	\$	305
SUBTOTAL- MEMBRANE ROOFING							\$	1,310
078010 APPLIED FIREPROOFING								
SPRAY-APPLIED FIREPROOFING	N/A-EXCLUDED	SF	-	\$	-	SF	\$	-
INTUMESCENT PAINT-ON FIREPROOFING	N/A-EXCLUDED	LS	-	\$	-	LS	\$	-
TROWELED-ON FIREPROOFING	N/A-EXCLUDED	LS	-	\$	-	LS	\$	-
SUBTOTAL- APPLIED FIREPROOFING							\$	-
079100 CAULKING & SEALANTS								
CAULKING		LS	1.00	\$	2,000.00	LS	\$	2,000
SUBTOTAL- CAULKING & SEALANTS							\$	2,000
070000 THERMAL & MOISTURE PROTECTION - TOTALS							\$	3,310

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL				TOTAL
080000 DOORS & WINDOWS								
081140 METAL DOORS & FRAMES		MCKINNEY						
HM DOOR FRAMES- 3' X 7' -16 GA -WELDED CORNERS		EA	13.00	\$	-	EA	\$	18,836
HM DOOR FRAMES- 6' X 7' - 16 GA -WELDED CORNERS		EA	-	\$	-	EA	\$	-
HM DOORS-3' X 7'0"-16 GA/GALVANIZED-FLUSH		EA	13.00	\$	-	EA		INCLUDED
ADD FOR VISION LIGHT KITS		EA	-	\$	-	EA	\$	-
FILL FRAMES W/ MINERAL FIBRE INSULATION		EA	-	\$	-	EA	\$	-
INSTALL DOORS & HARDWARE		LS	1.00	\$	-	LS	\$	3,900
LAYOUT/COORDINATION		HRS	20.00	\$	61.00	HRS	\$	1,220
SUBTOTAL- HOLLOW METAL DOORS & FRAMES							\$	23,956
082160 WOOD DOORS								
SC WOOD DRS- FLUSH/WOOD VENEER-3' X 7'		EA	-	\$	-	EA	\$	-
ADD FOR RATED WOOD DOORS		EA	-	\$	-	EA	\$	-
ADD FOR VISION LIGHT KITS		EA	-	\$	-	EA	\$	-
SUBTOTAL- WOOD DOORS							\$	-
084310 ALUMINUM ENTRANCES & STOREFRONT		PINNACLE GLASS						
ALUMINUM FRAMED / GLAZED STOREFRONT-4.5" DEEP FRAMING- ANODIZED FINISH/ 1" INSUL GLASS	6'x4' OPENINGS	SF	24.00	\$	-	SF	\$	20,012
ALUMINUM FRAMED / GLAZED STOREFRONT-4.5" DEEP FRAMING- ANODIZED FINISH/ 1" INSUL GLASS	3'x5' OPENINGS	SF	60.00	\$	-	SF		INCLUDED
ALUMINUM FRAMED / GLAZED STOREFRONT-4.5" DEEP FRAMING- ANODIZED FINISH/ 1" INSUL GLASS	4'x3' OPENINGS	SF	60.00	\$	-	SF		INCLUDED
ALUMINUM FRAMED / GLAZED STOREFRONT-4.5" DEEP FRAMING- ANODIZED FINISH/ 1" INSUL GLASS	3'x1.5' OPENINGS	SF	18.00	\$	-	SF		INCLUDED
EXTERIOR ALUM/GLASS ENTRY DOORS-3'0" X 7'0" - MED STILE		EA	-	\$	-	EA	\$	-
TEMP WINDOW ENCLOSURES-RHINO CLOTH		SF	60.00	\$	2.08	SF	\$	125
LAYOUT- WINDOWS/STOREFRONT/GLAZING		HRS	20.00	\$	61.00	HRS	\$	1,220
SUBTOTAL- ALUMINUM ENTRANCES STOREFRONT							\$	21,357
087210 FINISH HARDWARE		MCKINNEY						
DOOR HARDWARE- DOOR LEAFS (LABOR W/ DOOR INSTALLATION)	SC WOOD DOORS	EA	-	\$	-	EA	\$	-
DOOR HARDWARE- DOOR LEAFS (LABOR W/ DOOR INSTALLATION)	HM DOORS	EA	13.00	\$	-	EA		INCLUDED
ALUMINUM DOOR HARDWARE	STOREFRONTS	EA	-	\$	-	EA	\$	-
AUTOMATIC DOOR OPERATORS	N/A - EXCLUDED	EA	-	\$	-	EA	\$	-
KNOX BOX	N/A - EXCLUDED	EA	-	\$	-	EA	\$	-
ACCESS CONTROL HARDWARE- CARD READERS	N/A - BY OWNER	EA	-	\$	-	EA	\$	-
SUBTOTAL- FINISH HARDWARE							\$	-
088110 GLASS & GLAZING		PINNACLE GLASS						
GLAZE INTERIOR HM DOORS		LS	1.00	\$	-	LS		INCLUDED
GLAZE INTERIOR SCW DOORS		LS	-	\$	-	LS	\$	-
SUBTOTAL- GLASS & GLAZING							\$	-
080000 DOORS & WINDOWS - TOTALS							\$	45,313

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL
090000 FINISHES						
092510 DRYWALL & METAL SUPPORT FRAMING		579 CONSTRUCTION				
INTERIOR PARTITIONS*****						
DRYWALL PTNS						
FRAMING & DRYWALL WORK		LS	1.00	\$	-	LS \$ 47,000
ADD FOR IMPACT RESISTANT GYP BD-CORRIDORS	N/A-EXCLUDED	SF	-	\$	-	SF \$ -
ADD FOR LEVEL 5 FINISH ON EXPOSED SURFACES	N/A-EXCLUDED	SF	-	\$	-	SF \$ -
ADD TILE BACKER BOARD	N/A-EXCLUDED	SF	-	\$	-	SF \$ -
ENGINEERED SHOP DRAWINGS	N/A-EXCLUDED	LS	-	\$	-	LS \$ -
MISC DRYWALL PATCH		LS	1.00	\$	3,500.00	LS \$ 3,500
LAYOUT / COORDINATION		HRS	50.00	\$	59.00	HRS \$ 2,950
CLEANUP		HRS	50.00	\$	46.50	HRS \$ 2,325
DUMPSTERS		PULLS	2.00	\$	1,000.00	PULLS \$ 2,000
TEMP HEAT - FINISHES	N/A-EXCLUDED	LS	-	\$	-	LS \$ -
SUBTOTAL- DRYWALL & METAL SUPPORT FRAMING					\$	57,775
093120 CERAMIC TILE						
PORCELAIN/CERAMIC FLOOR TILE- THIN SET	N/A-EXCLUDED	SF	-	\$	11.50	SF \$ -
PORC/CERAMIC TILE BASE-COVED- ADHESIVE SET	N/A-EXCLUDED	LF	-	\$	11.92	LF \$ -
PORC/CERAMIC WALL TILE - ADHESIVE SET	N/A-EXCLUDED	SF	-	\$	10.38	SF \$ -
ADD FOR ANTI-FRACTURE MEMBRANE	N/A-EXCLUDED	SF	-	\$	3.05	SF \$ -
ADD FOR EPOXY MORTAR & GROUT	N/A-EXCLUDED	SF	-	\$	3.00	SF \$ -
SUBTOTAL- CERAMIC TILE					\$	-
095110 ACOUSTICAL CEILINGS		579 CONSTRUCTION				
ACT CEILINGS-2' X 2'- EXPOSED TEE GRID- DIRECT HUNG FROM STRUCT.		LS	1.00	\$	-	LS INCLUDED
SUBTOTAL- ACOUSTICAL CEILINGS					\$	-
096550 RESILIENT FLOOR & BASE		CARPETIME				
4" H RUBBER BASE-COVED		LF	480.00	\$	-	LF INCLUDED
6" H RUBBER BASE-MILLWORK PROFILE	N/A - EXCLUDED	LF	-	\$	-	LF \$ -
VCT FLOOR TILE	N/A - EXCLUDED	SF	-	\$	-	SF \$ -
LUXURY VINYL TILE	N/A - EXCLUDED	SF	-	\$	-	SF \$ -
FLOOR PREP- ALLOW 25%		SF	365.25	\$	-	SF \$ 603
SUBTOTAL- RESILIENT FLOORING					\$	603
096815 CARPET		CARPETIME				
CARPETING- 2' X 2' TILES- DIRECT GLUEDOWN-		SY	162.33	\$	-	SY \$ 7,525
CARPETING- BROADLOOM- DIRECT GLUEDOWN-	N/A - EXCLUDED	SY	-	\$	-	SY \$ -
SUBTOTAL- CARPET					\$	7,525

FCI Cost Worksheet

**Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO**

June 30, 2021
GMP ESTIMATE

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL
090000 FINISHES						
099010 PAINTING & WALLCOVERING		<i>XL PAINTING</i>				
PAINT DRYWALL PTNS- LATEX-SINGLE COLOR		LS	1.00	\$	-	13,335
FRP TO WALLS		SF	-	\$	-	-
PAINT DRYWALL PTNS- EPOXY		SF	-	\$	-	-
CONCRETE FLOOR SEALER- CLEAR		SF	-	\$	-	-
PAINT DRYWALL CEILINGS - LATEX-SINGLE COLOR		LS	1.00	\$	-	INCLUDED
PAINT DRYWALL CEILINGS FASCIAS/CEILING						
BULKHEADS- LATEX-SINGLE COLOR		LS	1.00	\$	-	INCLUDED
PAINT HM DOOR FRAMES		EA	13.00	\$	-	INCLUDED
PAINT HM BORROW LIGHT FRAMES	<i>N/A-EXCLUDED</i>	EA	-	\$	-	-
PAINT HM DOORS		EA	13.00	\$	-	INCLUDED
STAIN WOOD DOORS	<i>N/A-EXCLUDED</i>	EA	-	\$	-	-
PAINT EXPOSED STEEL STRUCTURE		SF	-	\$	-	-
PAINT STEEL RAILINGS		LF	126.00	\$	-	INCLUDED
TOUCH UP PAINTING		HR	25.00	\$	46.00	1,150
SUBTOTAL- PAINTING & WALLCOVERING					\$	14,485
090000 FINISHES - TOTALS					\$	80,388

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE				TOTAL
100000 SPECIALTIES								
101200 VISUAL DISPLAY BOARDS								
DRY ERASE MARKERBOARDS- 6' X 4'	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
TACKBOARDS-8' X 4'	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- VISUAL DISPLAY BOARDS							\$	-
101520 TOILET PARTITIONS								
TOILET PTNS- HC- FLR MTD/OH BRACED- SOLID PLASTIC	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
TOILET PTNS- FLR MTD/OH BRACED- SOLID PLASTIC	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
URINAL SCREENS-WALL MTD-SOLID PLASTIC	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- TOILET PARTITIONS							\$	-
104010 IDENTIFYING DEVICES (SIGNAGE)								
INTERIOR ROOM SIGNS		EA	3.00	\$	170.00	EA	\$	510
BUILDING DEDICATION PLAQUE	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
LETTERING/LOGOS- BUILDING MOUNTED	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- INDENTIFYING DEVICES							\$	510
105210 LOCKERS								
LOCKERS- PAINTED STEEL - SINGLE TIER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- LOCKERS							\$	-
105220 FIRE EXTINGUISHERS & CABS								
FIRE EXTINGUISHERS	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
FIRE EXTINGUISHER CABINETS- PTD STEEL CABINET, DOOR & TRIM	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- FIRE EXTINGUISHERS & CABINETS							\$	-
108010 TOILET ROOM ACCESSORIES								
TOILET PAPER HOLDER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
HANDICAP GRAB BARS- SS 36/42"	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
LIQUID SOAP DIPSENER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
PAPER TOWEL DISPENSER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
FRAMED MIRROR-24" X 36"	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SEAT COVER DISPENSER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SANITARY NAPKIN DISPENSER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SANITARY NAPKIN DISPOSAL	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
DIAPER CHANGING STATION	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
ELECTRIC HAND DRYER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
PAPER TOWEL DISPENSER/WASTE RECEPT	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
JANITOR'S MOP RACK	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
UNDERCOUNTER LAV GUARD		EA	-	\$	-	EA	\$	-
SUBTOTAL- TOILET ROOM ACCESSORIES							\$	-
100000 SPECIALTIES - TOTALS							\$	510

FCI Cost Worksheet

**Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO**

June 30, 2021
GMP ESTIMATE

SF #REF!

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
140000 CONVEYING SYSTEMS						
142010 ELEVATORS	<i>OTIS ELEVATOR</i>					
INSTALL CARD READER AT EXISTING ELEVATOR	LS	1.00	\$	4,324.00	LS	\$ 4,324
INSTALL NEW TRAVELING WIRE	LS	1.00	\$	4,324.00	LS	\$ 4,324
SUBTOTAL- ELEVATORS						\$ 8,648
14000 CONVEYING SYSTEMS - TOTALS						\$ 8,648

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

SF 8,640

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
210000 FIRE SUPPRESSION SYSTEMS							
215300 FIRE PROTECTION WORK							
FIRE SPRINKLER HEAD RELOCATIONS - WET PIPE SYSTEM	BUDGET	LS	1.00	\$	5,000.00	LS	\$ 5,000
CLEAN AGENT FIRE SUPPRESSION SYSTEM	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
BOOSTER PUMP	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
JOCKEY PUMP	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
SUBTOTAL- FIRE PROTECTION WORK						\$	5,000
210000 FIRE SUPPRESSION SYSTEMS - TOTALS						\$	5,000

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

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GMP ESTIMATE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
22/230000 MECHANICAL							
224100 PLUMBING	COMFORT AIR						
PLUMBING WORK		LS	1.00	\$	-	LS	INCLUDED
LAYOUT/COORDINATION		HRS	10.00	\$	61.00	HRS	\$ 610
CLEANUP		HRS	10.00	\$	46.50	HRS	\$ 465
SUBTOTAL- PLUMBING						\$	1,075
230000 HVAC							
	COMFORT AIR						
HVAC WORK		LS	1.00	\$	-	LS	\$ 59,710
SHEET METAL- SUPPLY/RETURN/EXHAUST		LS	1.00	\$	-	LS	INCLUDED
GRILLES/REGISTERS/DIFFUSERS		LS	1.00	\$	-	LS	INCLUDED
SHEET METAL INSULATION		LS	1.00	\$	-	LS	INCLUDED
HVAC CONTROLS		LS	1.00	\$	-	LS	INCLUDED
TEST & BALANCE		LS	1.00	\$	-	LS	INCLUDED
HYDRONIC SNOW MELT SYSTEM	N/A-EXCLUDED	LS	-	\$	-	LS	\$ -
LAYOUT/COORDINATION		HRS	30.00	\$	61.00	HRS	\$ 1,830
CLEANUP		HRS	30.00	\$	46.50	HRS	\$ 1,395
SUBTOTAL- HVAC						\$	62,935
22/230000 MECHANICAL - TOTALS						\$	64,010

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL				TOTAL
260000 ELECTRICAL								
261100 ELECTRICAL WORK	EC ELECTRIC							
ELECTRICAL WORK		LS	1.00	\$	-	LS	\$	59,680
TEMP LIGHT & POWER		LS	1.00	\$	-	LS		INCLUDED
SECONDARY SERVICE		LS	1.00	\$	-	LS		INCLUDED
EMERGENCY GENERATOR	N/A-EXCLUDED	LS	-	\$	-	LS	\$	-
MOTOR & EQUIPMENT CONNECTIONS		LS	1.00	\$	-	LS		INCLUDED
LIGHTING		LS	1.00	\$	-	LS		INCLUDED
TRIM OUT/FINAL CONNECTIONS		LS	1.00	\$	-	LS		INCLUDED
FIRE ALARM SYSTEM		LS	1.00	\$	-	LS		INCLUDED
STATE ELECTRICAL PERMIT		LS	1.00	\$	-	LS		INCLUDED
HEAT TAPING EXTERIOR SURFACES	N/A-EXCLUDED	LS	1.00	\$	-	LS	\$	-
LAYOUT/COORDINATION		HRS	40.00	\$	61.00	HRS	\$	2,440
CLEANUP		HRS	40.00	\$	46.50	HRS	\$	1,860
SUBTOTAL- ELECTRICAL							\$	63,980
260000 ELECTRICAL - TOTALS							\$	63,980

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE
SF 3,885

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE			TOTAL	
270000/ 280000 SPECIAL SYSTEMS								
271000 COMMUNICATIONS & DATA SYSTEMS		EC ELECTRIC						
COMM & DATA RACEWAYS		LS	1.00	\$	-	LS		INCLUDED
WIRING & CABLE- INCL TERMINATIONS	BY OWNER	SF	-	\$	-	SF	\$	-
WIRE MANAGEMENT SYSTEM- CABLE TRAYS	BY OWNER	LS	-	\$	-	LS	\$	-
CENTRAL PA/INTERCOM/CLOCK SYSTEM	BY OWNER	SF	-	\$	-	SF	\$	-
SUBTOTAL- COMMUNICATIONS & DATA SYSTEMS							\$	-
274100 AUDIO VISUAL/CCTV SYSTEM								
WIRING & CABLE	N/A-EXCLUDED	SF	-	\$	-	SF	\$	-
EQUIPMENT	N/A-EXCLUDED	LS	-	\$	-	LS	\$	-
DEVICES	N/A-EXCLUDED	LS	-	\$	-	LS	\$	-
SUBTOTAL- AUDIO VISUAL / CCTV SYSTEM							\$	-
281100 SECURITY SYSTEM								
WIRING & CABLE	BY OWNER	LS	1.00	\$	-	LS	\$	-
EQUIPMENT	BY OWNER	LS	-	\$	-	LS	\$	-
DEVICES	BY OWNER	LS	1.00	\$	-	LS	\$	-
SUBTOTAL- SECURITY SYSTEM							\$	-
281115 ACCESS CONTROL SYSTEM								
WIRING & CABLE	BY OWNER	LS	1.00	\$	-	LS	\$	-
EQUIPMENT	BY OWNER	LS	-	\$	-	LS	\$	-
DEVICES	BY OWNER	LS	-	\$	-	LS	\$	-
ACCESS CONTROL HARDWARE- CARD READERS	BY OWNER	LS	1.00	\$	-	LS	\$	-
SUBTOTAL- ACCESS CONTROL SYSTEM							\$	-
270000 SPECIAL SYSTEMS - TOTALS							\$	-

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL		TOTAL
310000 SITE WORK							
312100 SITE PREPARATION							
SWMP INSTALL	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
SWMP MAINTENANCE	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
STONE TRACKING PAD	N/A - EXCLUDED	SF	-	\$	-	SF	\$ -
STREET CLEANING	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
SUBTOTAL- SITE PREPARATION							\$ -
312200 MASS EXCAVATION & SITE GRADING							
KUERSTEN CONSTRUCTION							
MOBILIZATION		LS	1.00	\$	-	LS	\$ 26,900
INITIAL SURVEY LAYOUY/STAKING		LS	1.00	\$	1,500.00	LS	\$ 1,500
CLEAR/GRUB SITE SIDEWALK AREA		LS	1.00	\$	-	LS	INCLUDED
ROCK EXCAVATION / PROCESSING ALLOWANCE	N/A-EXCLUDED	CY	-	\$	-	CY	\$ -
SCARIFY/RECOMPACT UNDER PAVEMENT - 12" DEPTH	CONC WALKS	SY	59.11	\$	-	SY	INCLUDED
RE-SPREAD TOPSOIL		CY	-	\$	-	CY	\$ -
ROUGH GRADE AREA FOR SIDEWALK		LS	1.0	\$	-	LS	INCLUDED
TEMP BARRICADES/ MAINT OF TRAFFIC		LS	-	\$	-	LS	\$ -
POTHOLING FOR EX UTILITIES		LS	-	\$	-	LS	\$ -
DEMO DAMAGED SIDEWALKS		SF	400.00	\$	8.75	SF	\$ 3,500
TRAFFIC CONTROL		LS	1.00	\$	2,500.00	LS	\$ 2,500
LAYOUT/COORDINATION		HRS	20.00	\$	61.00	HRS	\$ 1,220
DAILY CLEANUP		HRS	20.00	\$	46.50	HRS	\$ 930
SUBTOTAL- MASS EXCAVATION & GRADING							\$ 36,550
310000 SITE WORK - TOTALS							\$ 36,550

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL
320000 EXTERIOR IMPROVEMENTS						
322515 PAVEMENT BASE MATERIAL		KUERSTEN CONSTRUCTION				
BASE COURSE- 6" OF CLASS 5 ROAD BASE		UNDER CONC WALKS	CY	11.82	\$ -	CY INCLUDED
SUBTOTAL- PAVEMENT BASE MATERIAL					\$ -	
322580 SITE CONCRETE		RODCO CONCRETE				
CONCRETE WALKS- 4" THICK*****		ON SITE PEDESTRIAN WALKS				
CONCRETE TO SIDEWALKS			CY	4.68	\$ -	CY \$ 4,400
ADD FOR FIBER MESH REINFORCING			CY	4.68	\$ -	CY INCLUDED
ADD FOR COLORED CONCRETE		N/A-EXCLUDED	CY	-	\$ -	CY \$ -
REBAR TO SIDEWALKS		N/A-EXCLUDED	TN	-	\$ -	TN \$ -
FINE GRADE SUBGRADE			SF	354.00	\$ -	SF INCLUDED
EDGE FORMS-4"			LF	178.00	\$ -	LF INCLUDED
EXPANSION JOINTS			LF	17.70	\$ -	LF INCLUDED
SCORE JOINTS			LF	70.80	\$ -	LF INCLUDED
FINISH SIDEWALKS			SF	354.00	\$ -	SF INCLUDED
CURE & PROTECT			SF	354.00	\$ -	SF INCLUDED
ADD FOR STAMPED/TEXTURED FINISH		N/A-EXCLUDED	SF	-	\$ -	SF \$ -
CONCRETE SIDEWALK PATCH			SF	400.00	\$ 12.50	SF \$ 5,000
AUGER/SET/GROUT PIPE BOLLARDS		N/A-EXCLUDED	EA	-	\$ -	EA \$ -
LAYOUT/COORDINATION			HRS	20.00	\$ 61.00	HRS \$ 1,220
CLEANUP			HRS	20.00	\$ 46.50	HRS \$ 930
DUMPSTERS			PULLS	0.50	\$ 1,000.00	PULLS \$ 500
SUBTOTAL- SITE CONCRETE					\$	12,050
322830 FENCING AND GATES						
CHAIN-LINK FENCING & GATES-72" HIGH GALVANIZED STEEL		N/A-EXCLUDED	LF	-	\$ -	LF \$ -
MANUAL SWING ACCESS GATES- 24' WIDE SWING GATE		N/A-EXCLUDED	EA	-	\$ -	EA \$ -
SUBTOTAL- FENCING & GATES					\$	-
322900 LANDSCAPING & IRRIGATION						
LANDSCAPING ADJUSTMENTS			LS	1.00	\$ 15,000.00	LS \$ 15,000
SUBTOTAL- LANDSCAPING & IRRIGATION					\$	15,000
320000 EXTERIOR IMPROVEMENTS - TOTALS					\$	27,050

Rifle City Hall Phase 2
Subcontractor/Supplier List

Scope	Contractor	Office Location
Demo	Orion	Brighton, CO
Concrete	Rodco Concrete	Rifle, CO
Steel	Western Precision	Grand Junction, CO
Doors & Hardware	McKinney Door & Hardware	Pueblo, CO
Aluminum Windows	TBD	
Framing & Drywall	579 Construction	Grand Junction, CO
Flooring	Carpetime	Grand Junction, CO
Painting	XL Painting	Grand Junction, CO
Elevator	Otis Elevator	Denver, CO
Fire Sprinkler	TBD	
Mechanical	Comfort Air	Grand Junction, CO
Electrical	EC Electric	Grand Junction, CO
Civil	Kuersten Construction	Rifle, CO



June 28, 2021

City of Rifle
202 Railroad Avenue
Rifle, CO 81650

Reference: City Hall Phase 2 Structured Cabling

Current Solutions proposes to furnish and install the following owner requested modification to structured cabling. All cabling will be installed, terminated, labeled, and certified using the TIA/EIA Standards with City of Rifle IT's best practices and standards being followed.

Structured Cabling: \$16,211.65

Lower Level

- Add (1) Cat6 to (6) Locations for Cameras
- Add (2) Cat6 to (2) Locations in Building Department 8
- Add (3) Cat6 to (1) Locations in Building Department 9
- Relocate (1) Existing WAP in Hallway 15BE to Corridor 15AE
- Remove Wire Mold and Install Data Cables into Finished Wall in Parks & Rec (If Possible)

Middle Level

- Add (1) Cat6 to (10) Locations for Cameras
- Add (2) Cat6 to (2) Locations in HR Breakout 103A
- Add (2) Cat6 to (2) Locations in HR Office 103B
- Add (2) Cat6 to (3) Locations in HR Office 103C
- Add (1) Cat6 & (1) SDI Cable (Owner Provided) to (2) Locations in Conference Rm 114B
- Add (2) Cat6 & (4) SDI Cable (Owner Provided) to (1) Location in Council Chamber 101
- Add (1) Cat6 from Wall location to Soffit in Council Chambers 102
- Add (2) Cat6 to (7) Location in Channel 10 Office 116
- Add (4) SDI Cable (Owner Provided) to (1) Location in Channel 10 Office 116
- Add (1) 6 Strand Single Mode Fiber to (1) Location in Channel 10 Office 116

Upper Level

- Add (1) Cat6 to (1) Location for a Camera in IT Room 205

If you have any questions or need additional information please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'T. Robinson', is written below the 'Respectfully,' text.

Troy Polson
Systems Integrator
troy@currentsolutionsgj.com

Current Solutions agrees to perform the work described in the proposal subject to the following provisions:

1. All hardware will be warrantied for one year after installation. Hardware will be returned to the manufacture for repair or replacement if found defective.
2. Proposal has been based on all work being performed during normal working hours 7:00 am to 6:00 pm Monday through Friday.
3. Excludes any 120v AC power hookups to the access control enclosures and power supplies.
4. Excludes any repair, patch, finish, etc., as result of installation (Care will be taken to insure minimal damage occurs).
5. Price is good for a period of up to 60 days from the date of the proposal.
6. The cost of any changes to the scope of work will be priced individually and agreed to, in writing by both parties, before additional work is performed. The cost will be added to the original project price.
7. Back boxes, floor boxes, cable trays, raceways, and conduit stubs provided by electrical contractor.



June 28, 2021

City of Rifle
202 Railroad Avenue
Rifle, CO 81650

Reference: City Hall Phase 2 Access Control

Current Solutions proposes to provide all material and labor to integrate (24) doors and (1) elevator into the existing access control system at the Rifle City Hall. All electrified hardware will be provided for each opening along with programming and testing to insure a fully functional access control system.

Access Control System: \$48,528.00

• **Access Control Openings**

1. (1) RS2 Mercury Reader Interface
2. (1) Electrified Hardware for Existing Hardware
3. (1) Schlage Multi-Tech Reader
4. (1) GRI 8080-T-W Magnetic Door Contact
5. 22/6 OAS, 16/2, and 22/4 Cable (Plenum)
6. Installation and Programming Labor

• **Access Control Headend**

1. Provide (1) 36"x26" enclosures installed in IT Server Room with the following:
 - a. (1) Life Safety FPO-250 power supply.
 - b. (1) Life Safety C8 relay interface board.
 - c. (1) Life Safety D8 power distribution board.
 - d. Finger duct and (2) 12v 7amp batteries.

If you have any questions or need additional information please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'Troy Polson', is written over a light blue horizontal line.

Troy Polson
Systems Integrator
troy@currentsolutionsgj.com

Current Solutions agrees to perform the work described in the proposal subject to the following provisions:

1. Training will be provided for the access control software with continued support for sixty (60) days after initial installation at no additional charge.
2. All hardware will be warrantied for one year after installation. Hardware will be returned to the manufacture for repair or replacement if found defective.

3. Proposal has been based on all work being performed during normal working hours 7:00 am to 6:00 pm Monday through Friday.
4. Excludes any 120v AC power hookups to the access control enclosures and power supplies.
5. Back boxes, floor boxes, cable trays, raceways, and conduit stubs provided by electrical contractor.
6. Excludes any re-keying needed as a result of the new door hardware.
7. Excludes any repair, patch, finish, etc., as result of installation (Care will be taken to insure minimal damage occurs).
8. Price is good for a period of up to 60 days from the date of the proposal.
9. The cost of any changes to the scope of work will be priced individually and agreed to, in writing by both parties, before additional work is performed. The cost will be added to the original project price.



June 28, 2021

City of Rifle
1007 S 7th Street
Grand Junction, CO 81502

Reference: City Hall Phase 2 Camera System

Current Solutions proposes to provide all material and labor to install a new Verkada camera system at the City of Rifle City Hall. The new cameras will be programmed, aimed, and focused as per owner specifications.

Quantity	Part #	Description	Unit	Extended
9	CD51-30-HW	Verkada Indoor Dome 5MP, Zoom Lens, 30 Day Storage	\$749.25	\$6,743.25
2	CB51-30E-HW	Verkada Outdoor Bullet 5MP, Zoom Lens, 30 Day Storage	\$1,049.25	\$2,098.50
6	D80-HW	Verkada D80 Indoor/Outdoor Fisheye Camera, 12MP, Fixed Lens, 30 Days of Storage	\$1,424.25	\$8,545.50
17		Installation Materials and Labor	\$170.18	\$2,893.00
Subtotal:				\$20,280.25

17	LIC-1Y	Verkada 1 Year License	\$149.25	\$2,537.25
Total Price with 1 Year Licenses:				\$22,817.50

17	LIC-5Y	Verkada 5 Year License	\$599.25	\$10,187.25
Total Price with 5 Year Licenses:				\$30,467.50

17	LIC-10Y	Verkada 10 Year License	\$1,199.25	\$20,387.25
Total Price with 10 Year Licenses:				\$40,667.50

If you have any questions or need additional information please contact me.

Respectfully,

Troy Polson
Systems Integrator
troy@currentsolutionsgj.com

Current Solutions agrees to perform the work described in the proposal subject to the following provisions:

1. Training will be provided for the video surveillance software with continued support for sixty (60) days after initial installation at no additional charge.
2. All hardware will be warrantied for one year after installation. Hardware will be returned to the manufacture for repair or replacement if found defective.
3. Proposal has been based on all work being performed during normal working hours 7:00 am to 6:00 pm Monday through Friday.
4. Back boxes, cable trays, raceways, and conduit stubs provided by electrical contractor.
5. Excludes any repair, patch, finish, etc., as result of installation (Care will be taken to insure minimal damage occurs).
6. Price is good for a period of up to 60 days from the date of the proposal.
7. The cost of any changes to the scope of work will be priced individually and agreed to, in writing by both parties, before additional work is performed. The cost will be added to the original project price.



June 30, 2021

Mr. Tom Whitmore
City of Rifle Parks and Recreation Director
3100 Doaks Lane
Rifle, CO 81650
Sent via email: twhitmore@rifleco.org

Dear Mr. Whitmore,

We are in receipt of the FCI Constructors, Inc. Guaranteed Maximum Price proposal dated June 30, 2021 for the Rifle City Hall Phase 2 Physical and Electronic Security Improvements project.

I have reviewed the document in depth and the entire project team met on June 30, 2021 at Rifle City Hall and reviewed each line item.

Please find attached the June 30, 2021 version of the Project Master Budget.

I recommend and have included the following:

- a. Hard Cost Contingencies of 20% to account for current market volatility and hidden conditions.
- b. Soft Cost Contingencies of 10% to account for any revisions necessitated by market volatility or hidden conditions.
- c. Add Alternates for Storage Improvement- Lower Level, Lower floor carpet replacement and Main Floor carpet replacement. The current carpeting is beyond its useful life and is in need of replacement. The carpeting can be protected during future renovations.
- d. Hard Cost Contingencies of 5% for Add Alternates 1 through 3.

Please consider this letter a recommendation to the Rifle City Council for the following actions:

1. Approve the Total Project Cost of \$1,090,000.00.
2. Approve the FCI Constructors, Inc. Guaranteed Maximum Price Proposal dated 6/30/21 and to enter into a Construction Manager/General Contractor (CM/GC) Contract with FCI Constructors, Inc. in the amount of \$745,421.00.
3. Approve the Current Solutions 6/28/21 proposals for City Hall Phase 2- Structured Cabling, Access Control and Camera System in the total amount of \$105,407.15.
4. Authorize the City Manager to execute change orders within the Total Project Cost of \$1,090,000.00.

I will coordinate with you and Jim Neu, Esq. for your review and approval of the contract with FCI Constructors, Inc.

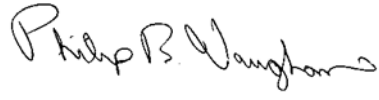
I will review any change order requests and will provide a recommendation to both you and the City Manager for your consideration.

This process will allow for us to react quickly to any unforeseen condition and address change order requests in a timely manner. Addressing these items in a timely manner ultimately saves the City of Rifle both time and money. Unforeseen conditions frequently impact the critical path schedule of a project. If decisions regarding change order requests are delayed, this can have the effect of the CM/GC charging for general conditions and personnel during the course of awaiting decisions from the Client.

Authorization by the Rifle City Council of the CM/GC contract and the approval of the Total Project Cost will allow us to move forward with the project and to start the preparation and approval of shop drawings and order materials. These actions are crucial to ensuring that we can maintain the Total Project Cost.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Philip B. Vaughan". The signature is written in a cursive style with a horizontal line underneath.

Philip B. Vaughan
President
Phil Vaughan Construction Management, Inc.
970-625-5350
Email: phil@pvcmi.com
Website: www.pvcmi.com

Attachment:
6/30/21 Master Project Budget

END OF REPORT

EXHIBIT F



June 30, 2021

Mr. Tom Whitmore
City of Rifle, Colorado
202 Railroad Ave.
Rifle, CO 81650

Dear Mr. Whitmore,

Please find below estimated construction administration services for the Rifle City Hall Phase 2 Physical and Electronic Security Improvements.

A. Prepare for and conduct a pre-construction meeting with the successful Contractor, Design Team and the City of Rifle. Prepare and issue an agenda and meeting minutes to the Project Team.

B. General review of submittals. Review and approval of submittals will be conducted by the Architect.

C. Review the project schedule prepared by the Contractor.

D. During work being conducted on-site, daily coordination with the City of Rifle and the Design team. Observation of construction activities as needed to ensure basic compliance with specification and quality practices. Review of materials testing reports. Review of approved submittals to determine conformance with the approved Contract Documents. Preparation of site observation reports. Attend and chair weekly project meetings. Prepare and issue an agenda and meeting minutes to the Project Team.

E. Conduct project closeout including a 10.5 month warranty walk.

Project duration: 7/6/21 to 1/30/22 prox. 30 weeks. 30 weeks x 15 hours per week= 450 hours.

Estimated hours: 450 @\$125/hr.= \$56,250.00

Please find attached our fee schedule. Our fee schedule for the City of Rifle remains the same with no increases. Phil Vaughan, the President of Phil Vaughan Construction Management, Inc. will be involved during the entirety of the project.

The City of Rifle will receive the services of the principal of the company directly.

Jeff Johnson Architectural, P.C.

Please see the attached 6/29/21 Agreement for Architectural Services

\$21,686.00

Total Estimated Services for Construction Administration: \$77,936.00

Please contact me with any further questions.

Sincerely,



Philip B. Vaughan
President
Phil Vaughan Construction Management, Inc.
970-625-5350

Approval

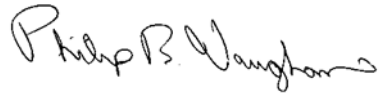
Exhibit F is attached to the Agreement for Professional Services dated November 7, 2017. Addendums and Attachments to this agreement are allowed as per Paragraph 16 of the agreement.

IN WITNESS WHEREOF, the parties have executed Exhibit F as of July____, 2021.

CITY OF RIFLE, COLORADO

By: Scott Hahn, City Manager

PHIL VAUGHAN CONSTRUCTION MANAGEMENT, INC.:

A handwritten signature in black ink, reading "Philip B. Vaughan", is enclosed within a thin black rectangular border. The signature is written in a cursive style with a large initial 'P'.

By: Philip B. Vaughan, President

Phil Vaughan Construction Management, Inc.
Fee Schedule
2021-2022

Developer Consulting/Owner's Representation

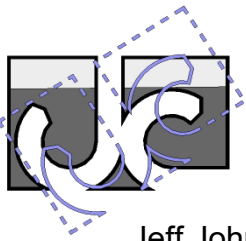
Consulting	\$125.00/hour
Design and Estimation	\$125.00/hour
Meetings/Discussions	\$125.00/hour
Travel	\$125.00/hour + .75 mile
Out-of-pocket expenses	Cost of expense plus 15%

Miscellaneous Charges

Photocopies 8.5x11	\$0.35/each
Photocopies 11x17	\$0.55/each
Blackline/Blueline Prints	\$3.50/each 36"x48"
Color Wide Format	\$22.00/each
Presentation Binding	Cost of expense plus 15%
*15% is added to the cost of all Miscellaneous Charges	

Direct Project Expenses

Professional Consultants	Cost of expense plus 15%
Out-of-town living expenses	
Including airfare, lodging, meals	
Etc.	Cost of expense plus 15%
Postage, delivery charges	Cost of expense plus 15%



Jeff Johnson
Architectural PC

136 East Third Street
Suite B
Rifle, CO 81650

PHONE 970-625-0580

JEFF JOHNSON

Owner/Architect

jjarch@rof.net

Agreement for Architectural Services

This Agreement is made effective as of Wednesday, June 29, 2021

by and between Client,

City of Rifle
Phil Vaughan, PVCMI Inc.
acting as Owner Rep
970-625-5350
phil@pvcmi.com

and

Jeff Johnson Architectural, PC
136 East Third Street, Ste B
Rifle, Colorado 81650

In this Agreement, the party who is contracting to receive services shall be referred to as "Owner", and the party who will be providing the services shall be referred to as "Jeff Johnson Architectural PC."

Jeff Johnson Architectural PC has a background in Architectural Services and is willing to provide services to Owner based on this background. Owner desires to have services provided by Jeff Johnson Architectural PC. Therefore, the parties agree as follows:

DESCRIPTION OF SERVICES:

Jeff Johnson Architectural PC will provide the following architectural services, (collectively, the "Services"), as described:

Rifle City Hall – Phase 2 Construction Administration:

This proposal has been based on included preliminary master schedule V2 as provided by FCI Constructors on June 17, 2021.

The Design team will provide Construction Administration services based on the following:

General Administration duties (Contractual obligations of design team during construction administration including submittal and payment review, response to requests for information, preparation of owner-directed change orders, etc.):

OAC meetings:

1. Architect to attend weekly meetings on-site whenever possible.
2. Electrical/Mechanical Engineer will attend OAC meetings by teleconference as required.

Site Visits during construction:

1. Architect shall perform site visits on a weekly basis on or within a few days after each weekly meeting.
2. Electrical/Mechanical Engineer shall perform site visits as needed.

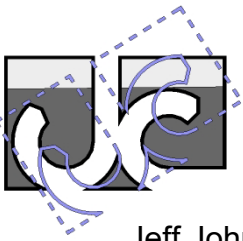
SCHEDULE:

Jeff Johnson Architectural PC estimates services to align with preliminary master schedule V2 as provided by FCI Constructors. This schedule contemplates the GMP presentation on July 6, 2021 with final cleaning on January 20, 2022 (29 weeks).

PAYMENT:

Jeff Johnson Architectural PC agrees to perform the services, as described above, based on the **Not to Exceed Sum of \$21,686** (twenty-one thousand six hundred eighty-six dollars).

Agreement for Architectural Services



Jeff Johnson
Architectural PC

136 East Third Street
Suite B
Rifle, CO 81650

PHONE 970-625-0580

JEFF JOHNSON

Owner/Architect

jjarch@rof.net

Discipline Breakout:

General Administration:

- | | |
|---|---------|
| 1. Architectural commitment | \$3,625 |
| a. 29 weeks x 1.25 hours per week x \$100 | |
| 2. Engineer commitment | \$7,613 |
| a. 29 weeks x 2.5 hours per week x \$105 | |

OAC meetings:

- | | |
|---------------------------------------|---------|
| 1. Architect: | \$2,900 |
| 2. Electrical/Mechanical Engineer: | \$1,523 |
| a. Bi-weekly meetings, one consultant | |

Site Visits during construction:

- | | |
|--|---------|
| 1. Architect: | \$2,900 |
| 2. Electrical/Mechanical Engineer: | |
| a. 6 on-site visits, one consultant, \$520.78 each | \$3,125 |

Total: \$ 21,686 (Not to Exceed)

TERM/TERMINATION:

The proposed service fee within this Agreement is valid for 15 days. This Agreement shall terminate automatically upon completion by Jeff Johnson Architectural PC of the Services required by this Agreement. This agreement may also be terminated by the Owner, or the Architect, should the other fail to perform its obligation hereunder. In the event of termination or suspension, the Client shall pay Jeff Johnson Architectural PC for all design services rendered to the date of the termination along with all reimbursable expenses.

NOTICES:

All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person or deposited in the United States mail, postage prepaid, addressed as follows:

IF for Owner: Phil Vaughan, PVCM Inc.
acting as Owner Rep
970-625-5350
phil@pvcmi.com

IF for Architect: Jeff Johnson Architectural, PC
136 East Third Street, Ste. B
Rifle, Colorado 81650

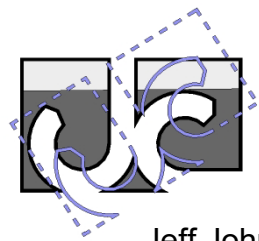
Either party may change such address from time to time by providing written notice to the other in the manner set forth above.

ENTIRE AGREEMENT:

This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

AMENDMENT:

This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.



Jeff Johnson
Architectural PC

136 East Third Street
Suite B
Rifle, CO 81650

PHONE 970-625-0580

JEFF JOHNSON

Owner/Architect

jjarch@rof.net

Agreement for Architectural Services

SEVERABILITY:

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER OF CONTRACTUAL RIGHT:

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

CORPORATE PROTECTION:

It is intended by the parties to this Agreement that the services performed in connection with this project shall not subject Jeff Johnson Architectural PC's individual employees, officers or directors to any personal legal exposure for the risks associated with this project. Therefore, and notwithstanding anything to the contrary contained herein, the Owner agrees that as the Owner's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Jeff Johnson Architectural PC, a Colorado corporation, and not against any of Jeff Johnson Architectural PC's individual employees, officers or directors.

ACCEPTANCE OF AGREEMENT FOR ARCHITECTURAL SERVICES:

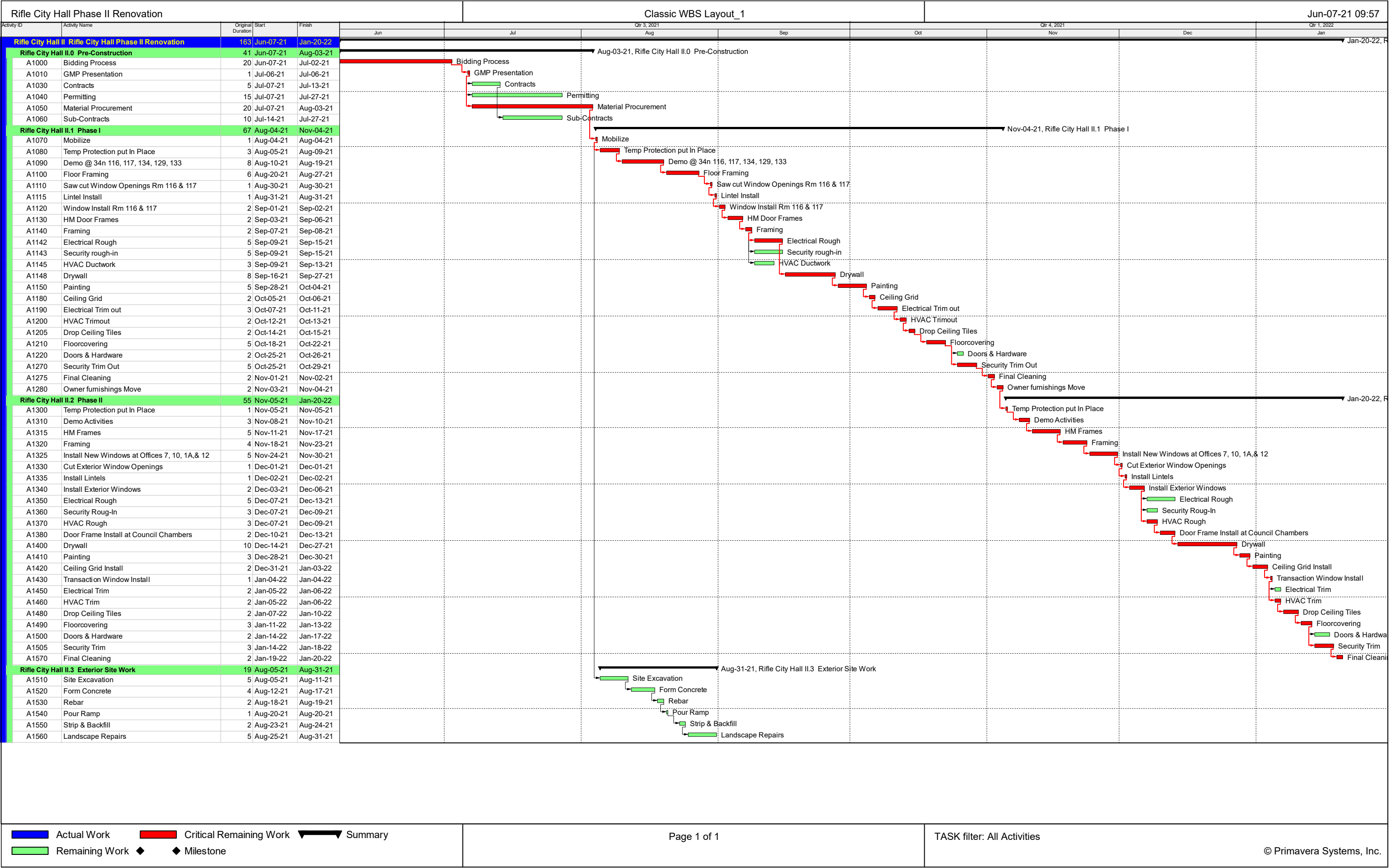
We have read, understand, and accept the Agreement for Architectural Services, as described herein.

Rifle City Hall – Phase 2 Construction Administration:

By: _____ Date: _____
Phil Vaughan, PVCM Inc.

Party providing services:

By: _____ Date: _____
Jeff Johnson
Jeff Johnson Architectural, PC





Agenda Item #b.

Agenda Item Name:

Receive Additional Information on Fee Waiver Request from Habitat for Humanity for the Proposed Project at Wapiti Commons

Presenter:

Patrick Waller, Planning Director

Item Description:

Receive Additional Information on Fee Waiver Request from Habitat for Humanity for the Proposed Project at Wapiti Commons

Recommended Action:

Fiscal Impact:

The granting of fee waivers will impact associated funds including Water, Sewer, Offsite Street Impact Fees, and Parkland Dedication Fees.

Operational Impact:

N/A

Prior Board Motions:

None

Background Information:

Habitat for Humanity is requesting fee waivers from the Water Impact Fee, Sewer Impact Fees, Offsite Street Impact Fees, the I-70 Interchange Fee, and the Parkland Dedication Fee for an approximate total of \$245,409.99

Executive Summary:

Staff researched past instances where fee waivers were issued for Residential developments and provided information for the three projects.

Notification Requirements:

N/A

Prepared By:

Patrick Waller, Planning Director

Attachments:

1. Staff Memo - Past Residential Fee Waivers
2. Staff Memo - Habitat for Humanity - Fee Waiver Request - June 16 Memo
3. Workforce Housing Incentives Pilot Program Ord 5



MEMORANDUM

To: Honorable Mayor and City Council
From: Patrick Waller, AICP, Planning Director
Date: July 7, 2021
Subject: Fee Waiver Request – Habitat for Humanity - Wapiti Commons

City Council asked Staff for additional research into past instances when the City has granted development fee waivers for residential projects. Staff was able to find information on the following items:

Rifle Housing Authority

In 2019, the Rifle Housing Authority requested fee waivers from Water System Improvement Fees, Sewer System Improvement Fees, Parkland Dedication Fees, and Offsite Street Impact Fees in association with their development of fifty senior affordable housing units. Council approved a \$200,000 fee waiver request, which totals \$4,000 per unit. The applicant provided a letter indicating that the fees totaled approximately \$190,000, so 100% of their request was granted.

Previous Habitat for Humanity Project

In 2009 a Minor Subdivision was approved in the Rimrock Development that allowed for the development of three units. This project was also developed by Habitat for Humanity. During this time, the City had adopted a Workforce Housing Pilot Program (a copy of the program is attached to the packet). As part of the program, the development of the units was exempt from Parkland Dedication Fees, Offsite Street Impact Fees, and Regional Drainage Fees. They were still required to pay Sewer and Water Impact fees, but were given flexibility to pay these at the time of Certificate of Occupancy and not at Building Permit. The applicant was also given a waiver from basic plan review and building permit fees. Each unit was required to pay \$12,473.36.

White River Village

This project was approved in 2003 and provided for 29 affordable housing units and 15 free-market units. Staff research indicates that there was a credit towards offsite street improvements for improvements made by the developer and the City waived 50% of the parkland dedication fees, which were doubled under a policy in effect at that time. The City still received 100% of required parkland fees.

Staff Analysis

Past residential fee waivers have varied significantly from funding the impact fees 100% in the case of the Rifle Housing Authority project, to only granting waivers from certain fees as in the case of the much smaller Habitat for Humanity Project. The previous Habitat project came in under a Workforce Housing Pilot Program that was in place in 2009.

Currently, the fee waivers are in place for Parkland as well as Offsite Street Impact fees for all residential construction. However, Habitat will likely not be able to take advantage of these waivers based on the timing of construction.

Project	Fee Waivers Granted	Total Amount
Rifle Housing Authority	Water Sewer Parkland Offsite Street	\$200,000 or \$4,000 per unit Fees were waived 100%
Rimrock Habitat Project	Parkland Offsite Street Regional Drainage	Still Required to Pay Water and Sewer - \$12,473.36 per unit
White River Village	Credit to Offsite Street Parklands	This didn't function as a similar waiver request. Credit was given for improvements and City collected 100% of parkland fees



MEMORANDUM

To: Honorable Mayor and City Council
From: Patrick Waller, AICP, Planning Director
Date: June 16, 2021
Subject: Fee Waiver Request – Habitat for Humanity - Wapiti Commons

BACKGROUND

Habitat for Humanity is in the process of submitting a Major Subdivision application for the development of 10 Townhomes and 8 Condos on two parcels located in the Wapiti Commons Subdivision. The project will be located off of Smith Street and Wapiti Avenue behind Rib City. Habitat has indicated that the units will be deed restricted and targeted to residents who make approximately 80% of the household AMI for Garfield County. This means the Townhomes are anticipated to sell for \$240,000 - \$290,000 and the Condos are anticipated to sell for \$170,000 - \$190,000.

Habitat is presenting to Council in order to introduce the project and also to request waivers from certain City of Rifle development fees.

APPLICABLE FEES

The Applicant has analyzed the Rifle Municipal Code and identified the City of Rifle fees that they are requesting a relief from. Because Staff has yet to officially review the project, some of the fees are subject to change and some may or may not be applicable depending on the timing of Building Permit issuance. The applicant has provided an analysis of required fees that is attached to this packet. The major fees that they are requesting relief from are as follows:

- Water Impact Fees – Approximately \$89,595.01
- Sewer Impact Fees - Approximately \$99,564.97
- Offsite Street Impact Fee – \$10,000
- I-70 Interchange Fee - \$4,000
- Parkland Dedication Fee - \$42,246.00
- **Approximate Total – \$245,409.99**

Staff research of previous approvals for the property indicated that the Offsite Street Impact Fees are already capped at a much smaller number (\$10,000 vs. \$78,386.76) based on a previous

Subdivision Improvements Agreement that was approved in 2004. The SIA also identifies an I-70 Interchange Fee as required. This is not something that is not required of all development, but was agreed upon as part of the initial Subdivision application.

The Applicant has indicated that a small park will be included as part of the development proposal. Depending on the final proposal and the operation of the pocket park, it may be eligible to account for the land dedication fee as identified in the Rifle Municipal Code. This will need further analysis and clarification by Staff and the applicant.

At this time, both the Parkland Dedication Fee and Offsite Street Impact Fee have been waived for residential development. The Habitat for Humanity project will likely not be able to take advantage of the existing fee waivers, as Staff intends to bring forward an updated fee structure for Council approval at the second July Council meeting. Because these fees will be required at Building Permit and because Habitat for Humanity has yet to submit an application, the fee waivers will likely not be in place for this project.

Other Fees

Generally Building Permits are subject to a 4.5% Use Tax in addition to other related fees including Plan Review Fees, and Building Permit Fees. The applicant will not be required to pay Use Tax because of Habitat's non-profit status; however they will still be required to pay the other associated Building Fees.

BUSINESS INCENTIVES POLICY

While the City of Rifle Municipal Code does not have a process outlined for City Council to waive development fees, it is within Council's purview to grant the request if desired. The City does have a framework that was created as part of a "Business Incentives Policy" that provides some guidance on fee waivers for attracting businesses. This document has been included as part of the Council Packet. While it is not a clean fit for this request, which is for affordable housing rather than attracting a business, it does provide a framework for analyzing the fee waiver. Per the Business Incentives Policy, factors that can be utilized in evaluating the request include:

- Capital Investment
- Job Creation
- New Goods / Services Offered to the Community
- Employee Wages
- Contributions Toward the Economic Diversification of the Area
- Contributions Toward the Enhancement of the Central Business District or North Rifle Redevelopment Area
- Contributions Toward Goals Outlined in the City's Strategic and Comprehensive Plans

- Findings of the Opportunity Analysis upon its conclusion

The applicant has provided their justification for this request in the Local Economic Impact Analysis that is included in the Council Packet. The “Business Incentives Policy” also includes a variety of Municipal Incentives that may be provided including a Waiver of Permit Fees.

COUNCIL OPTIONS

Council has a number of options in considering Habitat for Humanity’s request. These include:

Approve Specific Fee Waivers

If Council is supportive of the fee waiver request a motion can be made to waive any (or all) of the specifically identified fees including: Water Taps, Sewer Taps, Offsite Street Impact Fee, I-70 Interchange Fee, and Parkland Dedication Fee.

Make a Decision When the Application Comes in Front of Council

At this time, the Applicant has not submitted an application to the Planning Department and ultimately, Final Plat approval is required to come in front of Council. Council may choose to take action at that time on any of the requested fee waivers.

Keep Current Fees

Council may choose to deny the request and keep the fee structure as is.

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 5
SERIES OF 2008**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO ADOPTING AN WORKFORCE HOUSING INCENTIVES
PILOT PROGRAM.

WHEREAS, in recent years housing prices and construction costs in the City of Rifle have increased significantly, creating a disparity between the cost of housing and income levels of residents that creates substantial hardship for many individuals and families; and

WHEREAS, City staff has engaged in preliminary discussions with area developers about housing solutions to develop a pilot incentive program that responds to the housing needs and construction challenges by varying certain zoning regulations and waiving certain development fees for participating eligible developers; and

WHEREAS, rather than establishing permanent workforce housing regulations at this time, the City wishes to adopt a voluntary workforce housing incentive s pilot program with a one-year sunset provision, at which time staff will analyze the results of the program and determine whether the Rifle Municipal Code should be amended to implement workforce housing incentives and/or a mandatory program; and

WHEREAS, the Planning Commission considered the text of this Ordinance during a public hearing at its March 25, 2008 meeting and recommended that the City Council adopt the workforce housing incentives pilot program contained herein.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The following Workforce Housing Incentives Pilot Program is hereby adopted:

City of Rifle Workforce Housing Incentives Pilot Program

Section 1. Definitions and Requirements

Workforce housing means residential dwelling units for ownership constructed pursuant to this Ordinance, the total cost of which is affordable to families earning 115% or less of the household Area Median Income for Garfield County for a four (4) person household regardless of the number of persons in the household, as published annually by the U.S. Department of Housing and Urban Development. The workforce housing unit shall at all times be owner-occupied by an eligible purchaser, as defined herein, and no portion shall be leased or rented to a non-eligible purchaser. This Ordinance and the incentives contained herein shall be limited to twenty-five (25) workforce housing units to be

applied for by qualified developers on a first-come basis during the twelve month term of this Workforce Housing Incentives Pilot Program.

Eligible purchaser means any person who is a full time resident employee employed within the corporate boundaries of the City or who is employed in a position with a school district, state, federal or County government at a location shown on the map attached hereto as Exhibit A and incorporated herein by this reference. For purposes of this Workforce Housing Incentives Pilot Program, a full time resident employee is one who works or will work at least thirty-two (32) hours per week and will live at least nine (9) months per year in the workforce housing unit. A person who has been recruited to work for a City based employment source must produce evidence of the offer of employment. Only one (1) member of the household must be an eligible purchaser to satisfy the requirements of this definition; provided, however, for the initial purchase of an workforce housing unit, the total household income may not exceed 115% of the household Area Median Income for Garfield County, as published annually by the U.S. Department of Housing and Urban Development, and household assets may not exceed \$100,000, excluding retirement financial plans approved by the U.S. Internal Revenue Service. Applications for workforce housing units shall be taken by the Garfield County Housing Authority (the "Housing Authority"), reviewed for eligibility, and successful applicants chosen by lottery through guidelines established by the Housing Authority consistent with the terms contained herein and formulated through consultation with the City. Final determination of eligibility shall be made by the Housing Authority, and any appeal shall be heard before the Housing Authority Board of Directors pursuant to procedures adopted by the Housing Authority. The only remedy available to a grieved party shall be participation in a future lottery. An eligible purchaser may only finance a workforce housing unit with a loan from an Institutional Lender which is secured by a First Deed of Trust. For the purpose of this limitation, an "Institutional Lender" means any bank, savings and loan association, or any other institutional lender which is licensed to engage in the business of providing purchase money mortgage financing for residential real estate; and a "First Deed of Trust" means a deed of trust or mortgage which is recorded senior to any other deed of trust or lien against the unit to secure a loan used to purchase the unit

Qualified developer means any person who is constructing new residential housing within the City and who is contractually bound, through financing arrangements or otherwise, by the City or a governmental or nonprofit agency other than the City, to provide restricted resale prices or establish an appreciation cap by deed restriction acceptable to the City for workforce housing units as set forth herein for a period of at least ten (10) years.

Section 2. Program requirements.

To be eligible for the fee exemption and zoning incentives established in Sections 3 and 4, qualified developers must at a minimum adhere to the following Workforce Housing Incentives Pilot Program requirements.

(a) Profit Cap. The cost of workforce housing units shall consist of, and qualified developers shall agree to cap gross profits and developer costs based on the hard costs of labor and material for the unit, as follows:

- 15% for developer overhead
- 1% for miscellaneous costs
- 2% for cost of developer's financing
- 12% for developer profit
- 1% commission to Housing Authority
- City water and sewer tap fees
- Actual lot price paid by developer

Documentation of such profit cap shall be submitted to the City's satisfaction in accordance with the submittal requirements of Section 5 herein.

(b) Deed restriction. All workforce housing units shall be deed-restricted for a period of at least ten (10) years in accordance with a deed restriction enforceable in the State, as approved by the City Attorney, to ownership by an eligible purchaser. Upon the successful application under this program and prior to the issuance of a building permit with an exemption of fees and zoning incentives provided for in Section 3 and 4, the qualified developer shall record the deed restriction against the property. The City shall be the beneficiary of the deed restriction with the right to release its encumbrance of the property. At any time an owner no longer satisfies the definition of eligible purchaser for a period that exceeds twelve (12) consecutive months, which does not include household income limitations, the workforce housing shall be sold and the City shall have the right to specific performance of this provision. Resale of workforce units will not exceed the purchase price plus the annual percentage increase in the West Region, Consumer Price Index, Urban Wage Earners and Clerical Workers (CPI-W) (1982-84 = 100), not seasonally adjusted, published by the U.S. Department of Labor, Bureau of Labor Statistics, or 3.0%, not compounded, whichever is greater. The deed restriction will regulate appreciation, future sales based on employment and income requirements, and appreciation rates.

(c) Sale to eligible purchaser/Re-certification. To qualify for program benefits, all workforce housing units must be deeded only to eligible purchasers as defined in Section 1. Eligible purchasers shall be re-certified no less than every two (2) years to ensure compliance with the terms of this Ordinance.

(d) Maximum Sale Price. The initial sale price of a workforce housing unit shall not exceed \$240,000.00.

(e) Commission to Housing Authority. The Housing Authority shall receive a one percent (1%) commission on the sale price of a workforce housing unit to be paid by a qualified developer with the initial sale, and by the seller on any subsequent re-sale of the unit, to cover the Housing Authority's marketing of the unit and administration of this program

Section 3. Exemption from fees.

Qualified developers of workforce housing shall be eligible for partial or total exemption from the following fees to the extent these fees would otherwise be applied to the development:

- (1) Any development review fee required under Rifle Municipal Code ("RMC") Section 16-1-60.
- (2) Any building permit and construction fee required under RMC Chapter 18, Article XIII.
- (3) Any water rights dedication fee required under RMC Section 13-6-10, *et. seq*
- (4) Any parkland dedication fee required under RMC Sections 16-4-110 and 16-1-90.
- (5) Any offsite street impact fee required under RMC Section 16-1-100.
- (6) Any Northeast Tank Upper Pressure Zone impact fee required under RMC Section 13-4-80.
- (7) Any Fairway Avenue construction impact fee or 24th Street completion fee required under RMC Section 16-15-160.
- (8) Any Regional Surface Drainage surcharge required under RMC Section 16-17-50.
- (9) The payment of Use Tax required by RMC Section 4-2-210.
- (10) Water and sewer system development fees may be paid prior to the issuance of a certificate of occupancy rather than at building permit.

Section 4. Zoning incentives.

As incentive to qualified developers meeting the requirements of the Workforce Housing Incentives Pilot Program, the City agrees to the following modifications to its zoning regulations established at Chapter 16 of the RMC.

- (1) Minimum lot sizes. The City agrees to reduce minimum lot sizes for all residential zone districts as established in Section 16-3-330 of the RMC by ten percent (10%).
- (2) Set back requirements. The City agrees to grant the following modifications to the setback requirements established at Section 16-3-330 of the RMC.
 - (i) Side yard set back: 5 feet regardless of height, provided, however there must be at least ten (10) feet between buildings.
 - (ii) Rear and front yard set backs: up to four feet encroachments for 30% of the lot width (not to exceed 50% of the total house width) with garage set back a minimum of 20 feet from the lot line.

Section 5. Application for exemptions; contract required.

(a) A qualified developer may request exemption from any or all of the fees set forth in Section 2 above by submitting written application to the City in conjunction with development or subdivision review for the project. The developer shall submit written proof of eligibility demonstrating to the satisfaction of the City that the developer and the development meet the requirements of this Section as well as proof of profit margin reductions as specified in Section 2, including, proposed sale price, construction plans, inclusions such as appliances, finishes and landscaping. The developer shall further submit written documentation disclosing its ownership structure, a project financial statement which includes disclosure on its profit margin for the project, and any and all other documentation requested by the City applicable to this program. All financial information related to the developer shall be retained by the City Attorney, or in the City's discretion, certified by the institutional lender. Failure to provide such documentation shall disqualify a developer from the fee exemption and zoning incentives provided in Sections 3 and 4.

(b) Final determination of eligibility of a qualified developer workforce housing project shall be made by the City. City staff shall have the discretion to submit an application for review and approval of the City Planning Commission for any reason. If the City authorizes a partial or total fee waiver, the qualified developer and the City shall enter into a contract with a term of at least ten (10) years guaranteeing that the development shall remain as workforce housing as consideration for the exemption granted by the City. The City shall have the discretion to deny an application for fee waiver if it is dissatisfied in any way with the content of

the written documentation. Upon the completion of the construction of the workforce housing unit, and prior to the issuance of a certificate of occupancy, the City shall inspect the unit for compliance with the construction plans provided in the application. If any discrepancy exists, the City may withhold the certificate of occupancy until the developer brings the unit into compliance. In the event the developer cannot sell an workforce housing unit after reasonable marketing efforts have been made in cooperation with the Housing Authority for at least six (6) months, the developer may request that the City release developer from the requirements of this Ordinance and the deed restriction upon the payment of all fees, taxes and charges waived by the City. In addition, the developer must reimburse the Housing Authority all of its costs associated with marketing the unit prior to the City's release.

(c) In the case of developments in which some, but not all, of the residences are proposed as workforce housing, the City shall prorate the exemption provided herein based upon the proportion of the development devoted to workforce housing.

(d) Any exemption granted by the City pursuant to this Section shall not be construed to excuse the developer from the performance of any other duty or obligation as required by the Rifle Municipal Code, including, but not limited to, re-zoning or subdivision applications and the associated costs, fees and charges therefore. Except as specifically provided in this Ordinance, workforce housing projects shall comply with all provisions of this Code.

(e) Notwithstanding any provisions of this Ordinance to the contrary, if the City determines, in its discretion, that it is not in the best interest of the City due to financial considerations to grant fee exemptions as provided herein, the City Council may decline to grant any fee exemptions for a particular project or for a particular period of time.

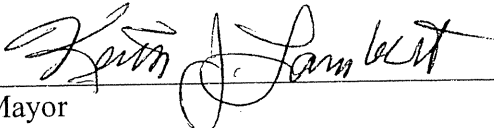
3. The Workforce Housing Incentive Pilot Program established herein shall be effective as of the date of final approval by the City Council and shall continue in full force and effect until **April 30, 2009**. Any applications received by the City by this date may participate in the Program subject to the terms and conditions contained herein and the 25 workforce housing unit limitation. At the time of sunset, the City Council shall have the option to extend the term of the Pilot Program, terminate it, or modify it as it sees fit.

INTRODUCED on April 2, 2008, read by title, passed on first reading, and ordered published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on April 16, 2008, passed with amendment, approved, and ordered published in full as required by the Charter.

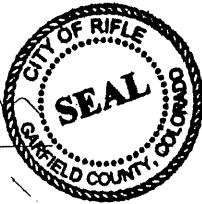
DATED this 12 day of may, 2008.

CITY OF RIFLE, COLORADO

By 
Mayor

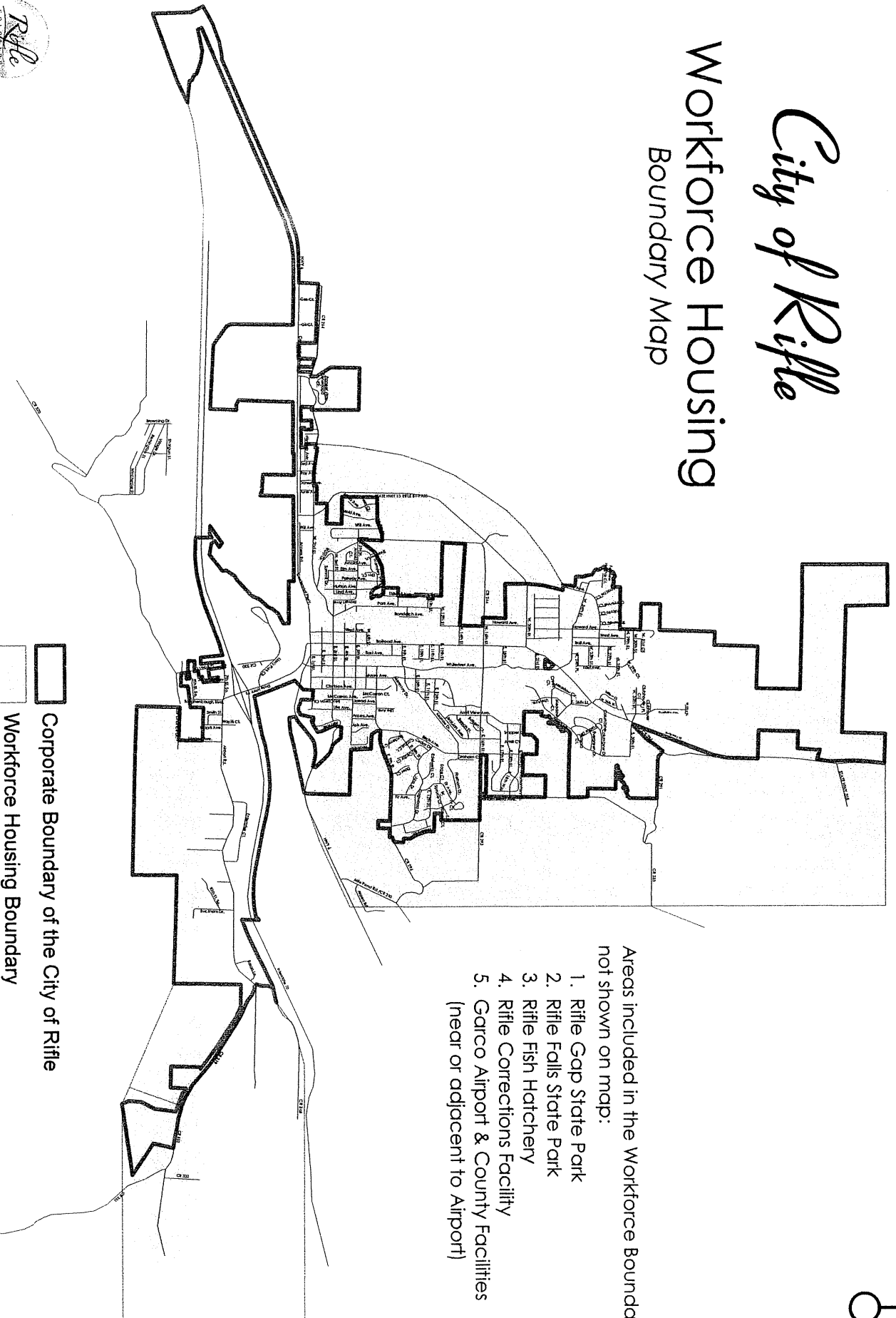
ATTEST:

Wanda Nelson
City Clerk



City of Rifle

Workforce Housing Boundary Map





Agenda Item #4.a.

Agenda Item Name:

Consider Minutes of the June 16, 2021, Regular Meeting

Presenter:

Misty Williams, Administrative Assistant

Item Description:

Minutes of the June 16, 2021, Regular Meeting

Recommended Action:

Approve the minutes of the June 16, 2021, City Council Regular Meeting

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Minutes of the June 16, 2021, Regular Meeting

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

1. City Council Regular Meeting Minutes - June 16, 2021



RIFLE CITY COUNCIL

REGULAR MEETING

June 16, 2021

7:00 p.m.

202 Railroad Avenue, Rifle, CO

CALL TO ORDER & ROLL CALL

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Barb Clifton.

Present at Roll Call:

Mayor Barb Clifton, Councilor Theresa Hamilton, Councilor Joe Carpenter, Councilor Clint Hostettler and Councilor Sean Strode.

Councilor Sean Strode motioned to excuse Councilor Brian Condie and Councilor Ed Green, seconded by Councilor Theresa Hamilton.

Roll Call: Yes - Barb Clifton, Theresa Hamilton, Joe Carpenter, Clint Hostettler, Sean Strode;

No - None

Others Present:

City Attorney Jim Neu, Interim City Clerk Misty Williams, Rifle Community Television (RCTV) Salvador Tovar-Guzman, Chief of Police Tommy Klein, Lieutenant Mike Kuper, Civil Engineer Craig Spaulding, Public Information Officer Tracy Trulove, Finance Director Michelle Duran, Jim Hinkle of Hinkle & Co., Planning Director Patrick Waller, Senior Center Director Tami Sours, Tyler Kelly, family and friends of Lieutenant Mike Kuper.

PUBLIC COMMENT

Comment was heard from Bud, Shooters Grill General Manager.

CONSENT AGENDA – CONSIDER APPROVING THE FOLLOWING ITEMS:

- A. Consider Minutes of the May 5, 2021, Regular Meeting
- B. Consider Minutes of the May 19, 2021, Regular Meeting
- C. Consider Minutes of the June 2, 2021, Regular Meeting
- D. Consider Liquor License Renewal for RCG Rifle, LLC dba Rib City Grill
- E. Consider Liquor License Renewal for Tedrex, Inc. dba Choice Liquors
- F. Consider Amending Appendix A of Chapter 7, Article VI of the Rifle Municipal Code Regarding the Fees for License, Impound, Adoption and Other Services - Ordinance No. 6, Series of 2021 - 2nd Reading

Councilor Theresa Hamilton moved to approve Consent Agenda Items A, B, C, D, E, and F; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Barb Clifton, Theresa Hamilton, Joe Carpenter, Clint Hostettler, Sean Strode;

No - None

PRESENTATION

Promotion of Mike Kuper to Lieutenant

Chief of Police Tommy Klein promoted Officer Mike Kuper to Lieutenant.

Receive Update on Negotiations to the RFP for the Price of Senior Meals

Senior Center Director Tami Sours gave an update on the negotiations to the RFP for the price of senior meals. Garfield County requested the price of each senior meal to be \$10.25, with a contract of one year. Council gave direction to Senior Center Director Tami Sours to proceed with the negotiation with Garfield County.

Receive an Update on Downtown Project

City Engineer Craig Spaulding and Public Information Officer Tracy Trulove gave an update on the Downtown Project.

REGULAR AGENDA

Consider Accepting 2020 Audit Report and Financial Statements with Jim Hinkle of Hinkle & Co.

Finance Director Michelle Duran and Jim Hinkle of Hinkle & Co. explained the 2020 Audit Report and Financial Statements. The financial statements were discussed in detail at this evening's workshop. No significant deficiencies or material weaknesses in the internal accounting controls of the City of Rifle's accounting department were discovered. Hinkle & Company issued an unmodified opinion on the financial statements. The financial statements have been presented in accordance with generally accepted accounting principles. The results of this audit will be filed with the State of Colorado by the end of July, 2021.

Councilor Clint Hostettler moved to accept the 2020 Audit Report and Financial Statements from Hinkle & Co.; seconded by Councilor Joe Carpenter.

Roll Call: Yes - Barb Clifton, Theresa Hamilton, Joe Carpenter, Clint Hostettler, Sean Strode;
No - None

Consider Temporary Modification of Premises for City of Rifle dba Ute Theater and Events Center

Interim City Clerk Misty Williams stated that the application for a Temporary Modification of Premises by the City of Rifle dba Ute Theater and Events Center is complete and the fees have been paid. Interim City Clerk Williams explained how the temporary modification would be executed; by closing a portion of 4th Street during outdoor concert events at the Ute Theater. The temporary modification of premises would be valid until December 31, 2021. This modification would allow for the Ute Theater to increase the size of area licensed for the consumption of alcohol.

Ute Theater Events Coordinator Wayne Pleasants explained in further detail the type of events that would benefit from the temporary modification of premises license, as well as upcoming entertainment and future plans for the Ute Theater's outdoor patio.

Councilor Theresa Hamilton moved to approve the temporary modification of premises for City of Rifle dba Ute Theater and Events Center; seconded by Councilor Sean Strode.

Roll Call: Yes - Barb Clifton, Theresa Hamilton, Joe Carpenter, Clint Hostettler, Sean Strode;
No - None

Consider Fee Waiver Request for Habitat for Humanity - Wapiti Commons

Planning Director Patrick Waller, Jeff Johnson of Jeff Johnson Architectural, PC and Gail Schwartz, Carolyn Meadowcroft, and Jake Ezratty, representatives from Habitat for Humanity, explained the proposed 18-unit development at the Wapiti Commons Subdivision, to be located off of Smith Street and Wapiti Avenue behind Rib City Restaurant. Habitat for Humanity of the Roaring Fork Valley is a non-profit organization that offers affordable ownership housing opportunities to families throughout the Roaring Fork Valley. Wapiti Commons would consist of ten townhomes and eight condos, specifically targeted for seniors and working families. Habitat for Humanity requested Council's consideration of possible development fee waivers for the construction of this new subdivision. An application for this project has not been submitted to the City of Rifle Planning Department yet. Council determined that further discussion was necessary before any decisions could be made regarding this request. A workshop will be held at the next City Council meeting on July 7, 2021 to continue discussion of the possible fee waivers for Wapiti Commons.

Administrative Reports

Reports were heard from Misty Williams, Jim Neu, and Chief Tommy Klein.

Comments from Mayor and Council

Comments were heard from Councilors Carpenter, Hostettler, Strode, Hamilton, and Mayor Clifton

Adjournment

Meeting adjourned at 8:55 p.m.

Misty Williams
Interim City Clerk

Barb Clifton
Mayor



Agenda Item #4.b.

Agenda Item Name:

Consider Minutes of the June 25, 2021, Special Meeting

Presenter:

Misty Williams, Administrative Assistant

Item Description:

Minutes of the June 25, 2021, Special Meeting

Recommended Action:

Approve the minutes of the June 25, 2021, City Council Special Meeting

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Minutes of the June 25, 2021, Special Meeting

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

1. City Council Special Meeting Minutes - June 25, 2021



RIFLE CITY COUNCIL

SPECIAL MEETING

June 25, 2021

2:00 p.m.

202 Railroad Avenue, Rifle, CO

CALL TO ORDER & ROLL CALL

A special meeting of the Rifle City Council was called to order at 2:00 p.m. by Mayor Barb Clifton.

Present at Roll Call:

Mayor Barb Clifton, Councilor Theresa Hamilton, Councilor Joe Carpenter, Councilor Clint Hostettler and Councilor Ed Green.

Councilor Theresa Hamilton motioned to excuse Councilor Brian Condie and Councilor Sean Strode, seconded by Councilor Clint Hostettler.

Roll Call: Yes - Barb Clifton, Theresa Hamilton, Joe Carpenter, Clint Hostettler, Ed Green;
No - None

Others Present:

City Manager Scott Hahn, Public Works Director Brian Prunty and Interim City Clerk Misty Williams

PUBLIC COMMENT

No public comments were heard.

REGULAR AGENDA

Consider Purchase of Medium Duty Truck for Use as a Snowplow and Haul Truck

City Manager Scott Hahn explained that due to a chip shortage, the order for the Dodge 5500 truck originally approved for purchase by Council in the amount of \$48,261.00 had been canceled by the vendor Berthod Motors. A Ford F-550 was located through Enterprise Fleet Management for the cost of \$54,790.72. This purchase will be a very important addition to the City of Rifle fleet.

Public Works Director Brian Prunty explained that this purchase is very time-sensitive, because trucks of this size and model are currently selling out quickly. This truck would be able to utilize all of the snowplow and haul components originally scheduled for installation on the Dodge. Staff recommends approval to purchase the Ford F-550 from Enterprise Fleet Management in the amount of \$54,790.72.

Councilor Theresa Hamilton moved to approve the purchase of a Ford F-550 from Enterprise Fleet Management in an amount not to exceed \$54,790.72; seconded by Councilor Joe Carpenter.

Roll Call: Yes - Barb Clifton, Theresa Hamilton, Joe Carpenter, Clint Hostettler, Ed Green;
No - None

Adjournment

Meeting adjourned at 2:13 p.m.

Misty Williams
Interim City Clerk

Barb Clifton
Mayor



Agenda Item #4.c.

Agenda Item Name:

Consider Liquor License Renewal for Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors

Presenter:

Misty Williams, Administrative Assistant

Item Description:

Liquor Store License Renewal for Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors

Recommended Action:

I move to approve the Liquor Store License Renewal application for Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors located at 1735 Railroad Avenue, Rifle, CO has submitted a Liquor Store Liquor License Renewal Application.

The application is complete and the appropriate fees have been paid.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

1. 2021 Rocky Mountain Liquors Renewal_Redacted

Submit to Local Licensing Authority

Fees Due	
Renewal Fee	\$227.50
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 227.50

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name ROCKY MOUNTAIN LIQUORS INC		Doing Business As Name (DBA) ROCKY MOUNTAIN LIQUORS		
Liquor License # 28-10865-000	License Type Liquor Store (City)	Sales Tax License # 28108650000	Expiration Date 08/24/2021	Due Date 07/10/2021
Business Address 1735 RAILROAD AVENUE, RIFLE, CO 81650				Phone Number (970) 625-0113
Mailing Address 1735 RAILROAD AVENUE, RIFLE, CO 81650			Email rmliquor@msn.com	
Operating Manager <i>Kinda Thijelle</i>	Date of Birth	Home Address	Phone Number	

- Do you have legal possession of the premises at the street address above? ☒ Yes ☐ No
 Are the premises owned or rented? ☐ Owned ☒ Rented* *If rented, expiration date of lease 9-1-2026
- Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. ☐ Yes ☒ No
- 3a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No
- 3b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No
4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. ☐ Yes ☒ No
5. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. ☐ Yes ☒ No
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ Yes ☒ No
7. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☐ Yes ☒ No

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business	Title
<i>Linda Trujillo</i>	<i>OWNER</i>
Signature	Date
<i>Linda Trujillo</i>	<i>7.1.2021</i>

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For		Date
Signature	Title	Attest



Agenda Item #4.d.

Agenda Item Name:

Consider Designation of City Manager as Principal Representative for ARPA grant with DOLA

Presenter:

Scott Hahn, City Manager

Item Description:

Consider designation of City Manager as Principal Representative for ARPA grant with DOLA

Recommended Action:

Approve designation of City Manager as Principal Representative for ARPA grant with DOLA

Fiscal Impact:

Operational Impact:

Prior Board Motions:

None

Background Information:

Executive Summary:

In order to distribute Federal American Rescue Plan funds, DOLA requires designation of a Principal Representative. Staff requests that the City Manager be designated, since the term of the grant is over 4 years and elected officials will change during that time.

Notification Requirements:

None

Prepared By:

Michelle Duran, Finance Director

Attachments:

None



Agenda Item #4.e.

Agenda Item Name:

Consider Purchase Request for Water Treatment Chemicals

Presenter:

Robert Burns , Utilities Director

Item Description:

The Water Treatment Facility needs to purchase a bulk load of sodium chlorite. This is used in the generation of chlorine dioxide which is used to prevent iron and manganese fouling of the membranes. It also provides reduction in the formation of disinfection by-products.

There is only one supplier of this product for our area.

The amount of the delivery is \$26,000 and will last us about 12 months.

Recommended Action:

Approve purchase of bulk sodium chlorite in the amount of \$26,000

Fiscal Impact:

\$26,000 which is budgeted for annually

Operational Impact:

Prior Board Motions:

Background Information:

Executive Summary:

Notification Requirements:

Prepared By:

Robert Burns , Utilities Director

Attachments:

1. Rifle AKTA KLOR 25 Price Ltr 2021-2022 Q21022SB15R1
2. 2021 evoqua chlorite PO



June 21, 2021

Robert Burns
City of Rifle
202 Railroad Ave
Rifle, CO 81650
Phone: 970-665-6599
Email: rburns@rifleco.org

**RE: 2021-2022 AKTA KLOR 25 SUPPLY
CITY OF RIFLE, CO
Evoqua Quote No. Q210222SB15R1**

Dear Robert Burns:

Evoqua Water Technologies thanks you for your continued support of the AKTA KLOR 25 supply.

Pricing for AKTA KLOR 25 delivered in minimum 30,300 lb. shipments is \$0.853/lb. This pricing will take effect on June 1, 2021 and remain firm through May 31, 2022. Any applicable taxes due are not included.

The attached Evoqua Water Technologies Terms and Conditions are considered part of this proposal and shall prevail.

Thanks again for your business and the opportunity to allow Evoqua Water Technologies to assist you in supplying a chlorine dioxide chemical and service program. If you have any questions, comments, or if I can be of service to you in any way, please contact me at (303) 349-0520 or via email at Michael.Trefry@Evoqua.com.

Sincerely,

Evoqua Water Technologies LLC

Michael Trefry

Michael E. Trefry
Technical Sales Representative

EVOQUA WATER TECHNOLOGIES LLC

Standard Terms of Sale

1. **Applicable Terms.** These terms govern the purchase and sale of equipment, products, related services, leased products, and media goods if any (collectively herein "Work"), referred to in Seller's proposal ("Seller's Documentation"). Whether these terms are included in an offer or an acceptance by Seller, such offer or acceptance is expressly conditioned on Buyer's assent to these terms. Seller rejects all additional or different terms in any of Buyer's forms or documents.
2. **Payment.** Buyer shall pay Seller the full purchase price as set forth in Seller's Documentation. Unless Seller's Documentation specifically provides otherwise, freight, storage, insurance and all taxes, levies, duties, tariffs, permits or license fees or other governmental charges relating to the Work or any incremental increases thereto shall be paid by Buyer. If Seller is required to pay any such charges, Buyer shall immediately reimburse Seller. If Buyer claims a tax or other exemption or direct payment permit, it shall provide Seller with a valid exemption certificate or permit and indemnify, defend and hold Seller harmless from any taxes, costs and penalties arising out of same. All payments are due within 30 days after receipt of invoice. Buyer shall be charged the lower of 1 ½% interest per month or the maximum legal rate on all amounts not received by the due date and shall pay all of Seller's reasonable costs (including attorneys' fees) of collecting amounts due but unpaid. All orders are subject to credit approval by Seller. Back charges without Seller's prior written approval shall not be accepted.
3. **Delivery.** Delivery of the Work shall be in material compliance with the schedule in Seller's Documentation. Unless Seller's Documentation provides otherwise, delivery terms are ExWorks Seller's factory (Incoterms 2010). Title to all Work shall pass upon receipt of payment for the Work under the respective invoice. Unless otherwise agreed to in writing by Seller, shipping dates are approximate only and Seller shall not be liable for any loss or expense (consequential or otherwise) incurred by Buyer or Buyer's customer if Seller fails to meet the specified delivery schedule.
4. **Ownership of Materials and Licenses.** All devices, designs (including drawings, plans and specifications), estimates, prices, notes, electronic data, software and other documents or information prepared or disclosed by Seller, and all related intellectual property rights, shall remain Seller's property. Seller grants Buyer a non-exclusive, non-transferable license to use any such material solely for Buyer's use of the Work. Buyer shall not disclose any such material to third parties without Seller's prior written consent. Buyer grants Seller a non-exclusive, non-transferable license to use Buyer's name and logo for marketing purposes, including but not limited to, press releases, marketing and promotional materials, and web site content.
5. **Changes.** Neither party shall implement any changes in the scope of Work described in Seller's Documentation without a mutually agreed upon change order. Any change to the scope of the Work, delivery schedule for the Work, any Force Majeure Event, any law, rule, regulation, order, code, standard or requirement which requires any change hereunder shall entitle Seller to an equitable adjustment in the price and time of performance.
6. **Force Majeure Event.** Neither Buyer nor Seller shall have any liability for any breach or delay (except for breach of payment obligations) caused by a Force Majeure Event. If a Force Majeure Event exceeds six (6) months in duration, the Seller shall have the right to terminate the Agreement without liability, upon fifteen (15) days written notice to Buyer, and shall be entitled to payment for work performed prior to the date of termination. "**Force Majeure Event**" shall mean events or circumstances that are beyond the affected party's control and could not reasonably have been easily avoided or overcome by the affected party and are not substantially attributable to the other party. Force Majeure Event may include, but is not limited to, the following circumstances or events: war, act of foreign enemies, terrorism, riot, strike, or lockout by persons other than by Seller or its sub-suppliers, natural catastrophes or (with respect to on-site work), unusual weather conditions.
7. **Warranty.** Subject to the following sentence, Seller warrants to Buyer that the (i) Work shall materially conform to the description in Seller's Documentation and shall be free from defects in material and workmanship and (ii) the Services shall be performed in a timely and workmanlike manner. Determination of suitability of treated water for any use by Buyer shall be the sole and exclusive responsibility of Buyer. The foregoing warranty shall not apply to any Work that is specified or otherwise demanded by Buyer and is not manufactured or selected by Seller, as to which (i) Seller hereby assigns to Buyer, to the extent assignable, any warranties made to Seller and (ii) Seller shall have no other liability to Buyer under warranty, tort or any other legal theory. The Seller warrants the Work, or any components thereof, through the earlier of (i) eighteen (18) months from delivery of the Work or (ii) twelve (12) months from initial operation of the Work or ninety (90) days from the performance of services (the "Warranty Period"). If Buyer gives Seller prompt written notice of breach of this warranty within the Warranty Period, Seller shall, at its sole option and as Buyer's sole and exclusive remedy, repair or replace the subject parts, re-perform the Service or refund the purchase price. Unless otherwise agreed to in writing by Seller, (i) Buyer shall be responsible for any labor required to gain access to the Work so that Seller can assess the available remedies and (ii) Buyer shall be responsible for all costs of installation of repaired or replaced Work. If Seller determines that any claimed breach is not, in fact, covered by this warranty, Buyer shall pay Seller its then customary charges for any repair or replacement made by Seller. Seller's warranty is conditioned on Buyer's (a) operating and maintaining the Work in accordance with Seller's instructions, (b) not making any unauthorized repairs or alterations, and (c) not being in default of any payment obligation to Seller. Seller's warranty does not cover (i) damage caused by chemical action or abrasive material, misuse or improper installation (unless installed by Seller) and (ii) media goods (such as, but not limited to, resin, membranes, or granular activated carbon media) once media goods are installed. THE WARRANTIES SET FORTH IN THIS SECTION 7 ARE THE SELLER'S SOLE AND EXCLUSIVE WARRANTIES AND ARE SUBJECT TO THE LIMITATION OF LIABILITY PROVISION BELOW. SELLER MAKES NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE.
8. **Indemnity.** Seller shall indemnify, defend and hold Buyer harmless from any claim, cause of action or liability incurred by Buyer as a result of third party claims for personal injury, death or damage to tangible property, to the extent caused by Seller's negligence. Seller shall have the sole authority to direct the defense of and settle any indemnified claim. Seller's indemnification is conditioned on Buyer (a) promptly, within the Warranty Period, notifying Seller of any claim, and (b) providing reasonable cooperation in the defense of any claim.

(May 2015)

9. **Assignment.** Neither party may assign this Agreement, in whole or in part, nor any rights or obligations hereunder without the prior written consent of the other party; provided, however, the Seller may assign its rights and obligations under these terms to its affiliates or in connection with the sale or transfer of the Seller's business and Seller may grant a security interest in the Agreement and/or assign proceeds of the agreement without Buyer's consent.

10. **Termination.** Either party may terminate this agreement, upon issuance of a written notice of breach and a thirty (30) day cure period, for a material breach (including but not limited to, filing of bankruptcy, or failure to fulfill the material obligations of this agreement). If Buyer suspends an order without a change order for ninety (90) or more days, Seller may thereafter terminate this Agreement without liability, upon fifteen (15) days written notice to Buyer, and shall be entitled to payment for work performed, whether delivered or undelivered, prior to the date of termination.

11. **Dispute Resolution.** Seller and Buyer shall negotiate in good faith to resolve any dispute relating hereto. If, despite good faith efforts, the parties are unable to resolve a dispute or claim arising out of or relating to this Agreement or its breach, termination, enforcement, interpretation or validity, the parties will first seek to agree on a forum for mediation to be held in a mutually agreeable site. If the parties are unable to resolve the dispute through mediation, then any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by arbitration in Pittsburgh, Pennsylvania before three arbitrators who are lawyers experienced in the discipline that is the subject of the dispute and shall be jointly selected by Seller and Buyer. The arbitration shall be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures. The Arbitrators shall issue a reasoned decision of a majority of the arbitrators, which shall be the decision of the panel. Judgment may be entered upon the arbitrators' decision in any court of competent jurisdiction. The substantially prevailing party as determined by the arbitrators shall be reimbursed by the other party for all costs, expenses and charges, including without limitation reasonable attorneys' fees, incurred by the prevailing party in connection with the arbitration. For any order shipped outside of the United States, any dispute shall be referred to and finally determined by the International Center for Dispute Resolution in accordance with the provisions of its International Arbitration Rules, enforceable under the New York Convention (Convention on the Recognition and Enforcement of Foreign Arbitral Awards) and the governing language shall be English.

12. **Export Compliance.** Buyer acknowledges that Seller is required to comply with applicable export laws and regulations relating to the sale, exportation, transfer, assignment, disposal and usage of the Work provided under this Agreement, including any export license requirements. Buyer agrees that such Work shall not at any time directly or indirectly be used, exported, sold, transferred, assigned or otherwise disposed of in a manner which will result in non-compliance with such applicable export laws and regulations. It shall be a condition of the continuing performance by Seller of its obligations hereunder that compliance with such export laws and regulations be maintained at all times. BUYER AGREES TO INDEMNIFY AND HOLD SELLER HARMLESS FROM ANY AND ALL COSTS, LIABILITIES, PENALTIES, SANCTIONS AND FINES RELATED TO NON-COMPLIANCE WITH APPLICABLE EXPORT LAWS AND REGULATIONS.

13. **LIMITATION OF LIABILITY.** NOTWITHSTANDING ANYTHING ELSE TO THE CONTRARY, SELLER SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE OR OTHER INDIRECT DAMAGES, AND SELLER'S TOTAL LIABILITY ARISING AT ANY TIME FROM THE SALE OR USE OF THE WORK, INCLUDING WITHOUT LIMITATION ANY LIABILITY FOR ALL WARRANTY CLAIMS OR FOR ANY BREACH OR FAILURE TO PERFORM ANY OBLIGATION UNDER THE CONTRACT, SHALL NOT EXCEED THE PURCHASE PRICE PAID FOR THE WORK. THESE LIMITATIONS APPLY WHETHER THE LIABILITY IS BASED ON CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER THEORY.

14. **Rental Equipment / Services.** Any leased or rented equipment ("Leased Equipment") provided by Seller shall at all times be the property of Seller with the exception of certain miscellaneous installation materials purchased by the Buyer, and no right or property interest is transferred to the Buyer, except the right to use any such Leased Equipment as provided herein. Buyer agrees that it shall not pledge, lend, or create a security interest in, part with possession of, or relocate the Leased Equipment. Buyer shall be responsible to maintain the Leased Equipment in good and efficient working order. At the end of the initial term specified in the order, the terms shall automatically renew for the identical period unless canceled in writing by Buyer or Seller not sooner than three (3) months nor later than one (1) month from termination of the initial order or any renewal terms. Upon any renewal, Seller shall have the right to issue notice of increased pricing which shall be effective for any renewed terms unless Buyer objects in writing within fifteen (15) days of issuance of said notice. If Buyer timely cancels service in writing prior to the end of the initial or any renewal term this shall not relieve Buyer of its obligations under the order for the monthly rental service charge which shall continue to be due and owing. Upon the expiration or termination of this Agreement, Buyer shall promptly make any Leased Equipment available to Seller for removal. Buyer hereby agrees that it shall grant Seller access to the Leased Equipment location and shall permit Seller to take possession of and remove the Leased Equipment without resort to legal process and hereby releases Seller from any claim or right of action for trespass or damages caused by reason of such entry and removal.

15. **Miscellaneous.** These terms, together with any Contract Documents issued or signed by the Seller, comprise the complete and exclusive statement of the agreement between the parties (the "Agreement") and supersede any terms contained in Buyer's documents, unless separately signed by Seller. No part of the Agreement may be changed or cancelled except by a written document signed by Seller and Buyer. No course of dealing or performance, usage of trade or failure to enforce any term shall be used to modify the Agreement. To the extent the Agreement is considered a subcontract under Buyer's prime contract with an agency of the United States government, in case of Federal Acquisition Regulations (FARs) flow down terms, Seller will be in compliance with Section 44.403 of the FAR relating to commercial items and those additional clauses as specifically listed in 52.244-6, Subcontracts for Commercial Items (OCT 2014). If any of these terms is unenforceable, such term shall be limited only to the extent necessary to make it enforceable, and all other terms shall remain in full force and effect. The Agreement shall be governed by the laws of the Commonwealth of Pennsylvania without regard to its conflict of laws provisions. Both Buyer and Seller reject the applicability of the United Nations Convention on Contracts for the international sales of goods to the relationship between the parties and to all transactions arising from said relationship.



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	EVOQUA WATER TECHNOLOGIES	

2.	Vendor Address
	28563 NETWORK PLACE CHICAGO IL 60673

3.	For the Purchase of (description)
	SODIUM CHLORITE FOR CHLORINE DIOXIDE GENERATION

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$26,000	\$125,000	

5.	Dept. Name	General Ledger Acct #
	utility - water	310.4331.400.332

6.	Type of Purchase
	☐ Capital Construction
	☐ Capital Construction – Change Order
	☐ Capital Equipment
	☐ Plant Equipment
	☒ Materials, supplies, non-profession/technical services (includes computer/software maint.)
	☐ Professional Services
	☐ Utilities (includes equipment installation and ongoing contracts)
	☐ Land, easements, ROW

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
	☐ Cooperative Purchasing:	Sec 4-3-90	
	☒ Open Market:	Sec. 4-3-40(c)	
	☐ Comparative Pricing:	Sec. 4-3-40(d)	
	☐ Request for Proposal:	Sec. 4-3-40(e)	(attach bid tab)
	☐ Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
	☐ Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required	
	☐ City Manager	
	☒ City Council	

9.	Signatures		
	Position	Signature	Date
	Department Director	robert burns	6/22/2021
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		

General summary of purchasing ordinance (Section 4, Art. III)

All requests for the sole source process must comply with code sec. 4-3-40(a)

TYPE OF CONTRACT	ESTIMATED AMOUNT	PROCESS	Purchase Order? Purchase Request?	CITY COUNCIL APPROVAL REQUIRED?
Capital Construction	< \$5,000	Open Market code sec. 4-3-40(c)	> \$5,000 - PO	Yes if over \$25,000 or for any amount from Capital Fund.
	\$5,000-\$20,000	Comparative Pricing code sec 4-3-40(d)	Purchase Request	
	\$20,001-\$100,000	Competitive Bid code Sec 4-3-40(f)		
	> \$100,000	Bonded Competitive Bid		
Capital Construction Change orders	< = 10% of approved contract	When total change orders to date are < 10% - Dept Head or City Manager Approval	Purchase Request	Yes if total change orders to date are greater than 10%
	> 10% of approved contract			
Capital Equipment	< \$5,000	Open Market code sec. 4-3-40(c)	> \$5,000 - PO	Yes if over \$25,000 or for any amount from Capital Fund.
	\$5,000-\$20,000	Comparative Pricing code sec 4-3-40(d)	Purchase Request	
	> \$20,000	Competitive Bid code Sec 4-3-40(f)		
Plant Equipment Replacement (purchases necessary for replacement of existing equipment that is component part of any water, wastewater, or physical plant)	< \$7,500	Open Market code sec. 4-3-40(c)	> \$5,000 - PO >= \$5,000 - Purchase Request	Yes if over \$75,000
	\$7,500-\$75,000	Comparative Pricing code sec 4-3-40(d)	Purchase Request	
	>\$75,000	Competitive Bid code Sec 4-3-40 (f)		
Materials, Supplies, Non-Professional Services and Technical Services (including software/hardware maintenance technical services)	< \$10,000	Open Market code sec. 4-3-40(c)	> \$5,000 - PO >= \$5,000 - Purchase Request	Yes if over \$20,000
	>\$10,000	Comparative Pricing code sec 4-3-40(d)	Purchase Request	
Professional Services (note- process for appointed positions such as auditor, attorney, engineer, or municipal judge to be determined by Council)	< \$25,000	Open Market code sec. 4-3-40(c)	All - Purchase Request	Yes if anticipated to exceed \$25,000 per year to a single vendor. Special provisions for professional services sole source in code sec. 4-3-50 (6) **at bottom of table
	> = \$25,000	Written requests for written proposals must be sent to at least 3 firms or individuals		
Utilities including installation of equipment (purchases to secure utility services such as natural gas, electricity, local telephone, water, or sewer)	any amount	Sole Source (negotiations, where appropriate, after good faith determination that only one viable source exists in relevant supply area - keep records for one year)	> \$5,000 - PO >= \$5,000 - Purchase Request	No
Real Property Interest (including easements and rights of way)	any amount	Sole Source (see above)	> \$5,000 - PO >= \$5,000 - Purchase Request	Yes if over \$5,000.



Agenda Item #4.f.

Agenda Item Name:

Consider Letter of Support for the CDOT MOVE Western Slope Grant

Presenter:

Craig Spaulding, Civil Engineer

Item Description:

MOVE Western Slope is a joint federal grant being submitted by local CDOT district including projects in Grand Junction, Rifle and Glenwood Springs. The Rifle specific part is for the Park-n-Ride parking lot land swap, but includes infrastructure (upgrading waterlines, sewer, etc.) to support development of the area as per the comprehensive plan.

Recommended Action:

Approve Letter of Support for the CDOT MOVE Western Slope grant

Fiscal Impact:

Operational Impact:

Prior Board Motions:

None

Background Information:

MOVE Western Slope is a joint federal grant being submitted by local CDOT district including projects in Grand Junction, Rifle and Glenwood Springs. The Rifle specific part is for the Park-n-Ride parking lot land swap, but includes infrastructure (upgrading waterlines, sewer, etc.) to support development of the area as per the comprehensive plan.

Executive Summary:

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

1. City council ltr of support MOVE Western Slope



July 7, 2021

The Honorable Pete Buttigieg, Secretary
U.S. Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

RE: Support for the Multimodal Options for a Vibrant, Equitable (MOVE) Western Slope proposal for US DOT RAISE grant funding

Dear Secretary Buttigieg:

As Mayor for the City of Rifle, I write on behalf of City Council to express our strong support for the Colorado Department of Transportation's (CDOT) Multimodal Options for a Vibrant, Equitable (MOVE) Western Slope project, which will advance a regional approach to improving multimodal network connectivity in rural communities along the I-70 corridor in Western Colorado. The Rifle Park-n-Ride Expansion project, along with the other projects included in the MOVE Western Slope initiative, will make travel safer, more accessible, and more active in the City of Rifle and across the Western Slope.

The City of Rifle values the inclusion of Rifle Park-n-Ride project in the MOVE Western Slope project because a large percentage of residents commute along the I-70 corridor daily. Expanding the Rifle Park-n-Ride will enable a greater percentage of commuters to easily access mass transportation which will help lower carbon emissions as well as congestion of I-70 during peak commute times. This project also aligns with the comprehensive development plan for this area which sits at the entrance to the central business district.

In addition, Rifle City Council supports CDOT's regional approach to multimodal transportation improvements on the Western Slope because our region's transportation, economy, housing, and workforce needs transcend municipal boundaries; pooling resources and solutions deliver stronger results for our communities. Coordination is necessary to create a transportation network that can help mitigate the high housing cost burdens in this part of the state.

The Rifle City Council is committed to being an active partner of the MOVE Western Slope project in any ways necessary for the success of the projects.

Sincerely

Barbra Clifton
Mayor, City of Rifle



Agenda Item #6.a.

Agenda Item Name:

Swearing-In of New Officer Kalob Foreman

Presenter:

Tommy Klein, Chief of Police

Item Description:

Ceremony to Swear-In Officer Kalob Foreman

Recommended Action:

N/A

Fiscal Impact:

None - Position in budget

Operational Impact:

None

Prior Board Motions:

N/A

Background Information:

Officer Kalob Foreman comes to Rifle with 3 years of policing experience with the University of Oklahoma and most recently 5 years of experience with the Oklahoma City Police Department. He has certifications as a CIT (Crisis Intervention Team) officer and as a firearms instructor. He successfully completed POST on June 18. He is currently in Field Training and given his experience, he is doing very well.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

None



Agenda Item #6.b.

Agenda Item Name:

Receive an Update on Downtown Project

Presenter:

Tracy Truelove

Item Description:

Receive an update on Downtown Project

Recommended Action:

No Action Required

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

The current downtown project has a Public Information Manager, Tracy Truelove. This presentation will be an opportunity to provide updates on the project from the project team.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Craig Spaulding, Civil Engineer

Attachments:

None



Agenda Item #7.a.

Agenda Item Name:

Consider Rifle City Hall Phase 2 Construction Expenditures, Contracts, and Master Project Budget

Presenter:

Tom Whitmore, Parks & Recreation Director

Item Description:

Presentation of FCI Constructors Guaranteed Maximum Price Proposal and contract, Phil Vaughan Construction Management Construction Administration Contract, expenditure to Current Solutions for I.T. component installation, and master project budget.

Recommended Action:

Approval of expenditures and contracts, pending review by City legal staff

Fiscal Impact:

Additional funding will need to be identified.

Operational Impact:

During the project, some employees/departments will have to be relocated temporarily. Some work interruptions should be expected. Noise will be a factor during construction.

Prior Board Motions:

Approval of FCI Constructors, Inc. as the CM-GC.
Approval of pre-construction services by FCI Constructors, Inc.

Background Information:

Executive Summary:

Notification Requirements:

Prepared By:

Tom Whitmore, Parks & Recreation Director

Attachments:

1. 2021.07.01 City Hall Phase 2 Construction

Memo

To: City Manager, Honorable Mayor and Council

From: Tom Whitmore, Parks & Recreation Director

Date: June 30, 2021

Re: City Hall Phase 2 – Remodel-Construction Expenditure,
Contract Approvals

There are a number of approvals required to move forward with construction of City Hall Phase 2. All of these approvals contribute to the Master Project Budget. The expenditures are listed below. Members of the project team will be available to review the various elements of the project with City Council.

Staff recommends approval of the expenditures listed below, along with related contracts, pending legal review of the contracts by City legal staff.

Staff also requests authorizations for the City Manager to execute change orders within the approved project master budget. The City Manager would promptly report change orders to City Council. This process worked well with the swimming pool project and prevented many weeks of delays.

This approval process does not apply to the upcoming change order request for plumbing improvements.

Approvals required are:

1. FCI Constructors, Inc.--Guaranteed Maximum Price and contract- \$745,421.00
including 3 add-alternates.

Phil Vaughan, President of Phil Vaughan Construction Management Inc., has completed a thorough review of FCI's proposal. Mr. Vaughan's recommendations are included in an attached memo. Mr. Vaughan will review FCI's Guaranteed Maximum Price Proposal.

2. Current Solutions, sole source contractor for the \$105,407.15
I.T. Department—

Access control, structured cabling, camera system.

3. Phil Vaughan Construction Management, Inc.
- Construction Administration Services-
PVCMI, Architect, Mechanical Engineer, Electrical Engineer \$77,936.00

Phil Vaughan, President of Phil Vaughan Construction Management Inc., has submitted a proposal for Construction Administration of the Rifle City Hall Phase 2 – Physical and Electronic Security Improvements project. Phil Vaughan Construction Management has been instrumental in advancing this project through design and Phase 1 construction. PVCMI has also coordinated the investigation and design of City Hall plumbing improvements.

4. Master project budget, including the above items
and Contingencies. \$1,090,000.00

Once design for plumbing improvements is complete--expected on July 19th, pricing will be established and a Change Order Request will be placed on the agenda for Council consideration. Plumbing improvement construction will be a substantial undertaking.

The respective proposals and contracts are attached.

*Upon contract approval, materials will be procured and stored as soon as possible. Construction is expected to begin mid-August 2021, with completion in January 2022.

*Though inconveniences can't be avoided, construction sequencing is planned to minimize impact to staff and business operations. The City Hall Main Conference Room and adjacent space will be a temporary home for Channel 10, and the Human Resources department will move temporarily to the Justice Center.

Thank you,

Tam

					
City of Rifle- Rifle City Hall Security Upgrades- Master Project Budget- Phase 2					
Date: 6/30/2021					
PROJECT COSTS:				Notes:	
			Value		
Rehabilitation					
	Phase 2	FCI Constructors, Inc. GMP Estimate dated 6/30/21	604,824.00		
	Phase 2	Current Solutions- Access Control proposal dated 6/28/21	48,528.00		
	Phase 2	Current Solutions- Camera System proposal dated 6/28/21	40,667.50		
	Phase 2	Current Solutions- Structured cabling proposal dated 6/28/21	16,211.65		
		Owner Hard Cost Contingency	142,046.23	City of Rifle- 20% contingency	
		Furniture, Fixtures, & Equipment	0.00		
		Building Permits/ Plan Review Fee	0.00	City of Rifle	
		Subtotal	\$852,277.38		
Professional Fees					
		Phase 2- Construction Manager as Adviser Architect, Mechanical Engineer, Electrical Engineer Construction Administration	77,936.00		
		Construction Accounting	0.00		
		Other (Specify)			
		Other (Specify)			
		Other (Specify)			
		Subtotal	\$77,936.00		
Construction Interim Costs					
		Hazard & Liability Insurance	4,613.00		
		Builder's Risk Insurance	164.00		
		Perform. & Pymt Bonds	4,176.00		
		Construction Interest	0.00		
		Constr. Origination Fees	0.00		
		Tap Fees (Water/Sewer)	0.00		
		Impact fees	0.00		
		Materials Testing- CTL Thompson	2,800.00	City of Rifle	
		Power and Telecom Provider fees	0.00		
		3rd Party/Bank Inspections/Admin			
		Title & Recording			
		Construction Lender Legal Fees			
		Natural Gas and Telecommunications relocation costs	0.00		
		Other (Specify)			
		Other (Specify)			
		Subtotal	\$11,753.00		
Permanent Financing					
		Bond Premium			
		Bond Issue 30-day lag reserve			
		Bond Cost of Issuance			
		Discount Points			
		Perm Loan Origination	0.00		
		Title & Recording			
		Legal Fees			
		Prepaid MIP			
		Forward Rate Lock			
		Conversion Fee			
		Other (Specify)			
		Other (Specify)			
		Other (Specify)			
		Subtotal	\$0.00		
Soft Costs					
		Geotechnical/Soils Study	0.00		
		Environmental Study (Phase 1, Phase 2, Lead, Asbestos, etc.)			
		Other Studies (traffic, wetlands, etc.)			
		Green Certification Fees (LEED Certification, etc.)			
		Relocation			
		Soft Cost/Professional Fees Contingency	9,807.42	City of Rifle- 10% contingency	
		Other (Specify)			
		Other (Specify)			
		Other (Specify)			
		Subtotal	\$9,807.42		
TOTAL PROJECT COSTS:			\$951,773.80		
Add Alternates Chosen for Inclusion in the project			Amount	Total with 5% Contingency	
1	Storage Improvement- Lower level		\$5,719.00	\$6,004.95	
2	Lower floor carpet replacement		\$59,281.00	\$62,245.05	
3	Main floor carpet replacement		\$66,644.00	\$69,976.20	
4			\$0.00	\$0.00	
5			\$0.00	\$0.00	
Total Add Alternates included in the project				\$138,226.20	
TOTAL PROJECT COSTS WITH ADD ALTERNATES CHOSEN FOR INCLUSION			\$1,090,000.00		

PROJECT:

RIFLE CITY HALL RENOVATIONS - PHASE 2

RIFLE, CO

PREPARED FOR:

**CITY OF RIFLE
RIFLE, CO**

GMP ESTIMATE

June 30, 2021

PREPARED BY: **FCI CONSTRUCTORS, INC.**

Original Design											
DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	LABOR BURDEN	TOTAL
ONSITE MANAGEMENT											
SUPERINTENDENT	24	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600.00	\$ 38,857.14	\$ 26,422.86	\$ 65,280.00
FIELD SUPERINTENDENT	0	WK						\$ -	\$ -	\$ -	\$ -
PROJECT MANAGER	24	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 448.00	\$ 10,880.00	\$ -	\$ 10,880.00
ENGINEER	0	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TEMPORARY FACILITIES											
OFFICE TRAILER	0	MO	\$ 450.00	\$ -	\$ -	INSTALL	\$ -	\$ -	\$ -	\$ -	\$ -
STORAGE VAN	6	MO	\$ 180.00	\$ 1,005.59	\$ 81.96	INSTALL	\$ 400.00	\$ -	\$ -	\$ -	\$ 1,487.54
TEMP POWER	0	MO	\$ 300.00	\$ -	\$ -	INSTALL	\$ -	\$ -	\$ -	\$ -	\$ -
TEMP PHONE / INTERNET	6	MO	\$ 85.00	\$ 474.86	\$ 38.70	INSTALL	\$ -	\$ -	\$ -	\$ -	\$ 513.56
COMPUTER	6	MO	\$ -	\$ -	\$ -	\$ 245.00	\$ 1,368.72	\$ -	\$ -	\$ -	\$ 1,368.72
COPIER	0	MO	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ 100.00	\$ -	\$ -	\$ -
TEMP TOILET	6	MO	\$ -	\$ -	\$ -	\$ 250.00	\$ 1,396.65	\$ -	\$ -	\$ -	\$ 1,396.65
TEMP WATER	6	MO	\$ -	\$ -	\$ -	\$ 50.00	\$ 279.33	\$ -	\$ -	\$ -	\$ 279.33
DUMP FEES	0	MO	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
JOB SIGN	0	EA	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ 50.00	\$ -	\$ -	\$ -
TEMP FENCE	400	LF	\$ 1.00	\$ 400.00	\$ 32.60	\$ -	\$ -	\$ 1.00	\$ 400.00	\$ 272.00	\$ 1,104.60
WINTER PROTECTION											
CONCRETE BLANKET RENTAL		EA	\$ 35.00	\$ -	\$ -	DIVISION 3	\$ -	\$ -	\$ -	\$ -	\$ -
GROUND HEATERS		WK	\$ 1,050.00	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 100.00	\$ -	\$ -	\$ -
PROPANE GAS		WK	\$ 750.00	\$ -	\$ -	\$ 250.00	\$ -	\$ 100.00	\$ -	\$ -	\$ -
TEMP ENCLOSURE		SF	\$ 0.10	\$ -	\$ -	\$ 0.10	\$ -	\$ 0.10	\$ -	\$ -	\$ -
EQUIPMENT											
PICKUP RENT / FUEL	6	MO	\$ 1,300.00	\$ 7,262.57	\$ 591.90	\$ 1,050.00	\$ 5,865.92	\$ -	\$ -	\$ -	\$ 13,720.39
EQUIPMENT RENTAL	0	MO	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT MAINTENANCE	0	MO	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS SMALL TOOLS	6	MO	\$ 250.00	\$ 1,396.65	\$ 113.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,510.47
MISCELLANEOUS											
OFFICE SUPPLIES	6	MO	\$ 125.00	\$ 698.32	\$ 56.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 755.24
PRINTING	1	LS	\$ 750.00	\$ 750.00	\$ 61.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811.13
SAFETY	6	MO	\$ 150.00	\$ 837.99	\$ 68.30	\$ -	\$ -	\$ 150.00	\$ 837.99	\$ 569.83	\$ 2,314.11
WEEKLY CLEAN	24	WK	\$ 20.00	\$ 485.71	\$ 39.59	\$ 25.00	\$ 607.14	\$ 140.00	\$ 3,400.00	\$ 2,312.00	\$ 6,844.44
FINAL CLEAN	1	LS	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
OUT OF AREA											
HOME & OFFICE TRAVEL		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBSISTENCE		WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RENT		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS			\$ 13,311.69		\$ 1,084.90	\$ 12,917.76		\$ 54,375.13		\$ 29,576.69	\$ 111,266.17

JOB MONTHS	5.59	MATERIAL TAX	8.15%		
WEEKS	24.29	LABOR BURDEN	68%	MONTHLY \$	\$ 19,916.65
CALENDAR DAYS	170.00				

FCI Constructors, Inc.

Date: 6/30/2021
Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
RIFLE, CO
GMP ESTIMATE

UPDATED 6/30/21

ALTERNATES

ITEM NO.	DESCRIPTION	ESTIMATED COST W/ MARKUPS	APPROVED Y OR N	APPROVED AMOUNT	NOTES
1	STORAGE IMPROVEMENT	\$ 5,719			
2	LOWER FLOOR CARPET REPLACEMENT	\$ 59,281			
3	MAIN FLOOR CARPET REPLACEMENT	\$ 66,644			

FCI Cost Worksheet

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CITY OF RIFLE
RIFLE, CO

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DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL	
20000 EXISTING CONDITIONS							
024119 SELECTIVE DEMOLITION		ORION					
REMOVE EXISTING DOOR FRAMES		LS	1.00	\$	-	LS	\$ 39,500
REMOVE EXISTING DOORS & HARDWARE		LS	1.00	\$	-	LS	INCLUDED
REMOVE GYP PARTITION WALL		LS	1.00	\$	-	LS	INCLUDED
SAW CUT & REMOVE MASONRY WALL FOR NEW WINDOWS		EA	9.00	\$	-	EA	INCLUDED
REMOVE CASEWORK		LS	1.00	\$	-	LS	INCLUDED
REMOVE STEEL STAIRS & CONCRETE STEPS		EA	1.00	\$	-	EA	INCLUDED
REMOVE LAY IN CEILING		LS	1.00	\$	-	LS	INCLUDED
REMOVE GYP CEILING		LS	1.00	\$	-	LS	INCLUDED
REMOVE INTERIOR FLOOR FINISHES		LS	1.00	\$	-	LS	INCLUDED
REMOVE BASE		LS	1.00	\$	-	LS	INCLUDED
CUT NEW ROOF PENETRATION FOR EF		EA	1.00	\$	-	EA	INCLUDED
SAW CUT & REMOVE CONCRETE SLAB FOR CONF ROOM		EA	1.00	\$	750.00	EA	\$ 750
RELOCATE OWNER'S FURNITURE		LS	1.00	\$	8,500.00	LS	\$ 8,500
MISCELLANEOUS REMOVALS		HRS	75.00	\$	57.50	HRS	\$ 4,313
TEMPORARY PROTECTION OF EXISTING FINISHES TO REMAIN		LS	1.00	\$	5,360.00	LS	\$ 5,360
DUMPSTERS		PULLS	1.00	\$	1,000.00	PULLS	\$ 1,000
SUBTOTAL- SELECTIVE DEMOLITION						\$	59,423
20000 EXISTING CONDITIONS - TOTALS						\$	59,423

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
030000 CONCRETE							
033200 CAST-IN-PLACE CONCRETE							
TOPPING SLABS ON METAL DECK		RODCO CONCRETE					
CONCRETE TO TOPPING SLABS	NORMAL WT- 3.0" TH	CY	0.44	\$	-	CY	\$ 1,517
REBAR TO SLAB ON DECK- #4'S AT 18" OC	N/A-EXCLUDED	TN	-	\$	-	TN	\$ -
WIRE MESH REINF.- 6X6/W2.1		SF	45.50	\$	-	SF	INCLUDED
WELDED BARS- TO POUR STOP- #4 X 2'6" L	N/A-EXCLUDED	EA	-	\$	-	EA	\$ -
EDGE FORMS- 8"	N/A-EXCLUDED	LF	-	\$	-	LF	\$ -
PERIMETER JOINT FILLER - 4" X 1/2"		LF	32.32	\$	-	LF	INCLUDED
TROWEL FINISH TOPPING SLABS		SF	45.50	\$	-	SF	INCLUDED
CURE & PROTECT TOPPING SLABS		SF	45.50	\$	-	SF	INCLUDED
SUBTOTAL- TOPPING SLABS ON METAL DECK							\$ 1,517
MEP EQUIPMENT PADS/MISC CONCRETE							
PATCH CONCRETE SLAB AT CONF		LS	1.00	\$	450.00	LS	\$ 450
SET / GROUT PIPE BOLLARDS		EA	-	\$	-	EA	\$ -
SUBTOTAL- MEP EQUIPMENT PADS/MISC CONCRETE							\$ 450
CONCRETE PUMPING / HOISTING							
CONCRETE PUMP	N/A - EXCLUDED	DYS	-	\$	-	DYS	\$ -
LAYOUT/COORDINATION		HRS	-	\$	-	HRS	\$ -
CLEANUP		HRS	10.00	\$	46.50	HRS	\$ 465
DUMPSTERS		PULLS	0.50	\$	1,000.00	PULLS	\$ 500
WINTER CONCRETE	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
WEATHER PROTECTION	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
WINTER CONCRETE	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
SUBTOTAL- CONCRETE PUMPING/HOISTING							\$ 965
SUBTOTAL- CAST-IN-PLACE CONCRETE							\$ 2,932
030000 CONCRETE - TOTALS							\$ 2,932

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
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RIFLE, CO

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DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
050000 METALS							
053000 METAL DECKING	WESTERN PRECISION						
FLOOR DECK - 1.0 G 24		SF	45.00	\$	-	SF	\$ 30,000
SUBTOTAL- METAL DECKING						\$	30,000
055010 MISCELLANEOUS METALS	WESTERN PRECISION						
METAL PAN STAIRS-4' 8" WIDE-W/RAILINGS		RI	-	\$	-	RI	\$ -
GUARD RAILINGS	SITE	LF	126.00	\$	-	LF	INCLUDED
MASONRY LINTELS		EA	9.00	\$	-	EA	INCLUDED
PIPE BOLLARDS- 6" DIA-GALVANIZED		EA	-	\$	-	EA	\$ -
SUN SHADES		EA	-	\$	-	EA	\$ -
MISC METAL FABRICATIONS		LS	1.00	\$	500.00	LS	\$ 500
SUBTOTAL- MISCELLANEOUS METALS						\$	500
050000 METALS - TOTALS						\$	30,500

FCI Cost Worksheet

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DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL		
060000 WOOD & PLASTICS								
061100 ROUGH CARPENTRY								
ROOF BLOCKING-1" X 4" TREATED NAILERS		LF	-	\$	-	LF	\$	-
DOOR & WINDOW HEADERS-2" X 10"		LF	60.00	\$	7.90	LF	\$	474
ROOF BLOCKING-1" X 4" TREATED NAILERS		LF	-	\$	-	LF	\$	-
EXTER PLYWOOD SHEATHING- BACK SIDE OF PARAPET WALLS		SF	-	\$	-	SF	\$	-
INTERIOR WALL STRAPPING/BLOCKING- @ MILLWORK/CASEWORK/ACCESSORIES		LF	200.00	\$	6.25	LF	\$	1,250
ROUGH HARDWARE/FASTENERS		LS	1.00	\$	500.00	LS	\$	500
ADD FOR FSC CERTIFIED LUMBER	N/A - EXCLUDED	LS	-	\$	-	LS	\$	-
LAYOUT/COORDINATION		HRS	10.00	\$	61.00	HRS	\$	610
SUBTOTAL- ROUGH CARPENTRY							\$	2,834
064200 MILLWORK								
BASE CABINETS - PLAS LAM	N/A - EXCLUDED	LF	-	\$	-	LF	\$	-
COUNTERTOPS- PLASTIC LAMINATE	N/A - EXCLUDED	LF	-	\$	-	LF	\$	-
WALL CABINETS - P LAM	N/A - EXCLUDED	LF	-	\$	-	LF	\$	-
FULL HT STORAGE CABINETS- PLAS LAM	N/A - EXCLUDED	EA	-	\$	-	EA	\$	-
WINDOW SILLS- OAK		LF	21.00	\$	89.50	LF	\$	1,880
WINDOW SILLS- SOLID SURFACE		LF	16.00	\$	204.50	LF	\$	3,272
MISCELLANEOUS MILLWORK & WOOD TRIM		LS	1.00	\$	750.25	LS	\$	750
LAYOUT / COORDINATION		HRS	10.00	\$	61.00	HRS	\$	610
SUBTOTAL- MILLWORK							\$	6,512
060000 WOOD & PLASTICS - TOTALS							\$	9,346

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL				TOTAL
070000 THERMAL & MOISTURE PROTECTION								
070210 BUILDING INSULATION								
RIGID INSULATION BOARD TO EXTERIOR WALLS- 1.5" TH-W/TAPED SEAMS-R13 POLYISO	N/A - EXCLUDED	SF	-	\$	-	SF	\$	-
ACOUSTIC INSULATION TO WALLS		LS	1.00	\$	-	LS		INCLUDED
FIRE STOPPING/FIRE SAFING	N/A - EXCLUDED	LS	-	\$	-	LS	\$	-
SPRAY-APPLIED INSULATION- CLOSED CELL- R13 (2.0" TH)	N/A - EXCLUDED	SF	-	\$	-	SF	\$	-
R19 BATT INSULATION TO EXTERIOR WALLS- W/ VAPOR BARRIER	N/A - EXCLUDED	SF	-	\$	-	SF	\$	-
SUBTOTAL- BUILDING INSULATION							\$	-
075210 MEMBRANE ROOFING & FLASHING								
FLASH NEW ROOF PENETRATION		LS	1.00	\$	750.00	LS	\$	750
SAFETY/TEMP BARRICADES		HRS	5.00	\$	51.00	HRS	\$	255
LAYOUT / COORDINATION		HRS	5.00	\$	61.00	HRS	\$	305
SUBTOTAL- MEMBRANE ROOFING							\$	1,310
078010 APPLIED FIREPROOFING								
SPRAY-APPLIED FIREPROOFING	N/A-EXCLUDED	SF	-	\$	-	SF	\$	-
INTUMESCENT PAINT-ON FIREPROOFING	N/A-EXCLUDED	LS	-	\$	-	LS	\$	-
TROWELED-ON FIREPROOFING	N/A-EXCLUDED	LS	-	\$	-	LS	\$	-
SUBTOTAL- APPLIED FIREPROOFING							\$	-
079100 CAULKING & SEALANTS								
CAULKING		LS	1.00	\$	2,000.00	LS	\$	2,000
SUBTOTAL- CAULKING & SEALANTS							\$	2,000
070000 THERMAL & MOISTURE PROTECTION - TOTALS							\$	3,310

FCI Cost Worksheet

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DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
080000 DOORS & WINDOWS							
081140 METAL DOORS & FRAMES		MCKINNEY					
HM DOOR FRAMES- 3' X 7' -16 GA -WELDED CORNERS		EA	13.00	\$	-	EA	\$ 18,836
HM DOOR FRAMES- 6' X 7' - 16 GA -WELDED CORNERS		EA	-	\$	-	EA	\$ -
HM DOORS-3' X 7'0"-16 GA/GALVANIZED-FLUSH		EA	13.00	\$	-	EA	INCLUDED
ADD FOR VISION LIGHT KITS		EA	-	\$	-	EA	\$ -
FILL FRAMES W/ MINERAL FIBRE INSULATION		EA	-	\$	-	EA	\$ -
INSTALL DOORS & HARDWARE		LS	1.00	\$	-	LS	\$ 3,900
LAYOUT/COORDINATION		HRS	20.00	\$	61.00	HRS	\$ 1,220
SUBTOTAL- HOLLOW METAL DOORS & FRAMES						\$	23,956
082160 WOOD DOORS							
SC WOOD DRS- FLUSH/WOOD VENEER-3' X 7'		EA	-	\$	-	EA	\$ -
ADD FOR RATED WOOD DOORS		EA	-	\$	-	EA	\$ -
ADD FOR VISION LIGHT KITS		EA	-	\$	-	EA	\$ -
SUBTOTAL- WOOD DOORS						\$	-
084310 ALUMINUM ENTRANCES & STOREFRONT		PINNACLE GLASS					
ALUMINUM FRAMED / GLAZED STOREFRONT-4.5" DEEP FRAMING- ANODIZED FINISH/ 1" INSUL GLASS	6'x4' OPENINGS	SF	24.00	\$	-	SF	\$ 20,012
ALUMINUM FRAMED / GLAZED STOREFRONT-4.5" DEEP FRAMING- ANODIZED FINISH/ 1" INSUL GLASS	3'x5' OPENINGS	SF	60.00	\$	-	SF	INCLUDED
ALUMINUM FRAMED / GLAZED STOREFRONT-4.5" DEEP FRAMING- ANODIZED FINISH/ 1" INSUL GLASS	4'x3' OPENINGS	SF	60.00	\$	-	SF	INCLUDED
ALUMINUM FRAMED / GLAZED STOREFRONT-4.5" DEEP FRAMING- ANODIZED FINISH/ 1" INSUL GLASS	3'x1.5' OPENINGS	SF	18.00	\$	-	SF	INCLUDED
EXTERIOR ALUM/GLASS ENTRY DOORS-3'0" X 7'0" - MED STILE		EA	-	\$	-	EA	\$ -
TEMP WINDOW ENCLOSURES-RHINO CLOTH		SF	60.00	\$	2.08	SF	\$ 125
LAYOUT- WINDOWS/STOREFRONT/GLAZING		HRS	20.00	\$	61.00	HRS	\$ 1,220
SUBTOTAL- ALUMINUM ENTRANCES STOREFRONT						\$	21,357
087210 FINISH HARDWARE		MCKINNEY					
DOOR HARDWARE- DOOR LEAFS (LABOR W/ DOOR INSTALLATION)	SC WOOD DOORS	EA	-	\$	-	EA	\$ -
DOOR HARDWARE- DOOR LEAFS (LABOR W/ DOOR INSTALLATION)	HM DOORS	EA	13.00	\$	-	EA	INCLUDED
ALUMINUM DOOR HARDWARE	STOREFRONTS	EA	-	\$	-	EA	\$ -
AUTOMATIC DOOR OPERATORS	N/A - EXCLUDED	EA	-	\$	-	EA	\$ -
KNOX BOX	N/A - EXCLUDED	EA	-	\$	-	EA	\$ -
ACCESS CONTROL HARDWARE- CARD READERS	N/A - BY OWNER	EA	-	\$	-	EA	\$ -
SUBTOTAL- FINISH HARDWARE						\$	-
088110 GLASS & GLAZING		PINNACLE GLASS					
GLAZE INTERIOR HM DOORS		LS	1.00	\$	-	LS	INCLUDED
GLAZE INTERIOR SCW DOORS		LS	-	\$	-	LS	\$ -
SUBTOTAL- GLASS & GLAZING						\$	-
080000 DOORS & WINDOWS - TOTALS						\$	45,313

FCI Cost Worksheet

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DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
090000 FINISHES						
092510 DRYWALL & METAL SUPPORT FRAMING		579 CONSTRUCTION				
INTERIOR PARTITIONS*****						
DRYWALL PTNS						
FRAMING & DRYWALL WORK		LS	1.00	\$ -	LS \$	47,000
ADD FOR IMPACT RESISTANT GYP BD-CORRIDORS	N/A-EXCLUDED	SF	-	\$ -	SF \$	-
ADD FOR LEVEL 5 FINISH ON EXPOSED SURFACES	N/A-EXCLUDED	SF	-	\$ -	SF \$	-
ADD TILE BACKER BOARD	N/A-EXCLUDED	SF	-	\$ -	SF \$	-
ENGINEERED SHOP DRAWINGS	N/A-EXCLUDED	LS	-	\$ -	LS \$	-
MISC DRYWALL PATCH		LS	1.00	\$ 3,500.00	LS \$	3,500
LAYOUT / COORDINATION		HRS	50.00	\$ 59.00	HRS \$	2,950
CLEANUP		HRS	50.00	\$ 46.50	HRS \$	2,325
DUMPSTERS		PULLS	2.00	\$ 1,000.00	PULLS \$	2,000
TEMP HEAT - FINISHES	N/A-EXCLUDED	LS	-	\$ -	LS \$	-
SUBTOTAL- DRYWALL & METAL SUPPORT FRAMING					\$	57,775
093120 CERAMIC TILE						
PORCELAIN/CERAMIC FLOOR TILE- THIN SET	N/A-EXCLUDED	SF	-	\$ 11.50	SF \$	-
PORC/CERAMIC TILE BASE-COVED- ADHESIVE SET	N/A-EXCLUDED	LF	-	\$ 11.92	LF \$	-
PORC/CERAMIC WALL TILE - ADHESIVE SET	N/A-EXCLUDED	SF	-	\$ 10.38	SF \$	-
ADD FOR ANTI-FRACTURE MEMBRANE	N/A-EXCLUDED	SF	-	\$ 3.05	SF \$	-
ADD FOR EPOXY MORTAR & GROUT	N/A-EXCLUDED	SF	-	\$ 3.00	SF \$	-
SUBTOTAL- CERAMIC TILE					\$	-
095110 ACOUSTICAL CEILINGS		579 CONSTRUCTION				
ACT CEILINGS-2' X 2'- EXPOSED TEE GRID- DIRECT HUNG FROM STRUCT.		LS	1.00	\$ -	LS	INCLUDED
SUBTOTAL- ACOUSTICAL CEILINGS					\$	-
096550 RESILIENT FLOOR & BASE		CARPETIME				
4" H RUBBER BASE-COVED		LF	480.00	\$ -	LF	INCLUDED
6" H RUBBER BASE-MILLWORK PROFILE	N/A - EXCLUDED	LF	-	\$ -	LF \$	-
VCT FLOOR TILE	N/A - EXCLUDED	SF	-	\$ -	SF \$	-
LUXURY VINYL TILE	N/A - EXCLUDED	SF	-	\$ -	SF \$	-
FLOOR PREP- ALLOW 25%		SF	365.25	\$ -	SF \$	603
SUBTOTAL- RESILIENT FLOORING					\$	603
096815 CARPET		CARPETIME				
CARPETING- 2' X 2' TILES- DIRECT GLUEDOWN-		SY	162.33	\$ -	SY \$	7,525
CARPETING- BROADLOOM- DIRECT GLUEDOWN-	N/A - EXCLUDED	SY	-	\$ -	SY \$	-
SUBTOTAL- CARPET					\$	7,525

FCI Cost Worksheet

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DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
090000 FINISHES							
099010 PAINTING & WALLCOVERING		XL PAINTING					
PAINT DRYWALL PTNS- LATEX-SINGLE COLOR		LS	1.00	\$	-	LS	\$
FRP TO WALLS		SF	-	\$	-	SF	\$
PAINT DRYWALL PTNS- EPOXY		SF	-	\$	-	SF	\$
CONCRETE FLOOR SEALER- CLEAR		SF	-	\$	-	SF	\$
PAINT DRYWALL CEILINGS - LATEX-SINGLE COLOR		LS	1.00	\$	-	LS	
PAINT DRYWALL CEILINGS FASCIAS/CEILING							
BULKHEADS- LATEX-SINGLE COLOR		LS	1.00	\$	-	LS	
PAINT HM DOOR FRAMES		EA	13.00	\$	-	EA	
PAINT HM BORROW LIGHT FRAMES		EA	-	\$	-	EA	\$
PAINT HM DOORS		EA	13.00	\$	-	EA	
STAIN WOOD DOORS		EA	-	\$	-	EA	\$
PAINT EXPOSED STEEL STRUCTURE		SF	-	\$	-	SF	\$
PAINT STEEL RAILINGS		LF	126.00	\$	-	LF	
TOUCH UP PAINTING		HR	25.00	\$	46.00	HR	\$
SUBTOTAL- PAINTING & WALLCOVERING							\$
090000 FINISHES - TOTALS							\$

FCI Cost Worksheet

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DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE				TOTAL
100000 SPECIALTIES								
101200 VISUAL DISPLAY BOARDS								
DRY ERASE MARKERBOARDS- 6' X 4'	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
TACKBOARDS-8' X 4'	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- VISUAL DISPLAY BOARDS							\$	-
101520 TOILET PARTITIONS								
TOILET PTNS- HC- FLR MTD/OH BRACED- SOLID PLASTIC	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
TOILET PTNS- FLR MTD/OH BRACED- SOLID PLASTIC	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
URINAL SCREENS-WALL MTD-SOLID PLASTIC	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- TOILET PARTITIONS							\$	-
104010 IDENTIFYING DEVICES (SIGNAGE)								
INTERIOR ROOM SIGNS		EA	3.00	\$	170.00	EA	\$	510
BUILDING DEDICATION PLAQUE	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
LETTERING/LOGOS- BUILDING MOUNTED	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- INDENTIFYING DEVICES							\$	510
105210 LOCKERS								
LOCKERS- PAINTED STEEL - SINGLE TIER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- LOCKERS							\$	-
105220 FIRE EXTINGUISHERS & CABS								
FIRE EXTINGUISHERS	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
FIRE EXTINGUISHER CABINETS- PTD STEEL CABINET, DOOR & TRIM	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SUBTOTAL- FIRE EXTINGUISHERS & CABINETS							\$	-
108010 TOILET ROOM ACCESSORIES								
TOILET PAPER HOLDER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
HANDICAP GRAB BARS- SS 36/42"	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
LIQUID SOAP DIPSENER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
PAPER TOWEL DISPENSER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
FRAMED MIRROR-24" X 36"	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SEAT COVER DISPENSER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SANITARY NAPKIN DISPENSER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
SANITARY NAPKIN DISPOSAL	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
DIAPER CHANGING STATION	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
ELECTRIC HAND DRYER	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
PAPER TOWEL DISPENSER/WASTE RECEPT	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
JANITOR'S MOP RACK	N/A-EXCLUDED	EA	-	\$	-	EA	\$	-
UNDERCOUNTER LAV GUARD		EA	-	\$	-	EA	\$	-
SUBTOTAL- TOILET ROOM ACCESSORIES							\$	-
100000 SPECIALTIES - TOTALS							\$	510

**Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO**

June 30, 2021
GMP ESTIMATE

DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
140000 CONVEYING SYSTEMS						
142010 ELEVATORS	<i>OTIS ELEVATOR</i>					
INSTALL CARD READER AT EXISTING ELEVATOR	LS	1.00	\$	4,324.00	LS	\$ 4,324
INSTALL NEW TRAVELING WIRE	LS	1.00	\$	4,324.00	LS	\$ 4,324
SUBTOTAL- ELEVATORS						\$ 8,648
14000 CONVEYING SYSTEMS - TOTALS						\$ 8,648

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

SF 8,640

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
210000 FIRE SUPPRESSION SYSTEMS							
215300 FIRE PROTECTION WORK							
FIRE SPRINKLER HEAD RELOCATIONS - WET PIPE SYSTEM	BUDGET	LS	1.00	\$	5,000.00	LS	\$ 5,000
CLEAN AGENT FIRE SUPPRESSION SYSTEM	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
BOOSTER PUMP	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
JOCKEY PUMP	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
SUBTOTAL- FIRE PROTECTION WORK							\$ 5,000
210000 FIRE SUPPRESSION SYSTEMS - TOTALS							\$ 5,000

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
22/230000 MECHANICAL								
224100 PLUMBING		COMFORT AIR						
PLUMBING WORK			LS	1.00	\$	-	LS	INCLUDED
LAYOUT/COORDINATION			HRS	10.00	\$	61.00	HRS	\$ 610
CLEANUP			HRS	10.00	\$	46.50	HRS	\$ 465
SUBTOTAL- PLUMBING							\$	1,075
230000 HVAC		COMFORT AIR						
HVAC WORK			LS	1.00	\$	-	LS	\$ 59,710
SHEET METAL- SUPPLY/RETURN/EXHAUST			LS	1.00	\$	-	LS	INCLUDED
GRILLES/REGISTERS/DIFFUSERS			LS	1.00	\$	-	LS	INCLUDED
SHEET METAL INSULATION			LS	1.00	\$	-	LS	INCLUDED
HVAC CONTROLS			LS	1.00	\$	-	LS	INCLUDED
TEST & BALANCE			LS	1.00	\$	-	LS	INCLUDED
HYDRONIC SNOW MELT SYSTEM		N/A-EXCLUDED	LS	-	\$	-	LS	\$ -
LAYOUT/COORDINATION			HRS	30.00	\$	61.00	HRS	\$ 1,830
CLEANUP			HRS	30.00	\$	46.50	HRS	\$ 1,395
SUBTOTAL- HVAC							\$	62,935
22/230000 MECHANICAL - TOTALS							\$	64,010

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL				TOTAL
260000 ELECTRICAL								
261100 ELECTRICAL WORK	EC ELECTRIC							
ELECTRICAL WORK		LS	1.00	\$	-	LS	\$	59,680
TEMP LIGHT & POWER		LS	1.00	\$	-	LS		INCLUDED
SECONDARY SERVICE		LS	1.00	\$	-	LS		INCLUDED
EMERGENCY GENERATOR	N/A-EXCLUDED	LS	-	\$	-	LS	\$	-
MOTOR & EQUIPMENT CONNECTIONS		LS	1.00	\$	-	LS		INCLUDED
LIGHTING		LS	1.00	\$	-	LS		INCLUDED
TRIM OUT/FINAL CONNECTIONS		LS	1.00	\$	-	LS		INCLUDED
FIRE ALARM SYSTEM		LS	1.00	\$	-	LS		INCLUDED
STATE ELECTRICAL PERMIT		LS	1.00	\$	-	LS		INCLUDED
HEAT TAPING EXTERIOR SURFACES	N/A-EXCLUDED	LS	1.00	\$	-	LS	\$	-
LAYOUT/COORDINATION		HRS	40.00	\$	61.00	HRS	\$	2,440
CLEANUP		HRS	40.00	\$	46.50	HRS	\$	1,860
SUBTOTAL- ELECTRICAL							\$	63,980
260000 ELECTRICAL - TOTALS							\$	63,980

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE
SF 3,885

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE			TOTAL
270000/ 280000 SPECIAL SYSTEMS							
271000 COMMUNICATIONS & DATA SYSTEMS	EC ELECTRIC						
COMM & DATA RACEWAYS		LS	1.00	\$	-	LS	INCLUDED
WIRING & CABLE- INCL TERMINATIONS	BY OWNER	SF	-	\$	-	SF	\$ -
WIRE MANAGEMENT SYSTEM- CABLE TRAYS	BY OWNER	LS	-	\$	-	LS	\$ -
CENTRAL PA/INTERCOM/CLOCK SYSTEM	BY OWNER	SF	-	\$	-	SF	\$ -
SUBTOTAL- COMMUNICATIONS & DATA SYSTEMS							\$ -
274100 AUDIO VISUAL/CCTV SYSTEM							
WIRING & CABLE	N/A-EXCLUDED	SF	-	\$	-	SF	\$ -
EQUIPMENT	N/A-EXCLUDED	LS	-	\$	-	LS	\$ -
DEVICES	N/A-EXCLUDED	LS	-	\$	-	LS	\$ -
SUBTOTAL- AUDIO VISUAL / CCTV SYSTEM							\$ -
281100 SECURITY SYSTEM							
WIRING & CABLE	BY OWNER	LS	1.00	\$	-	LS	\$ -
EQUIPMENT	BY OWNER	LS	-	\$	-	LS	\$ -
DEVICES	BY OWNER	LS	1.00	\$	-	LS	\$ -
SUBTOTAL- SECURITY SYSTEM							\$ -
281115 ACCESS CONTROL SYSTEM							
WIRING & CABLE	BY OWNER	LS	1.00	\$	-	LS	\$ -
EQUIPMENT	BY OWNER	LS	-	\$	-	LS	\$ -
DEVICES	BY OWNER	LS	-	\$	-	LS	\$ -
ACCESS CONTROL HARDWARE- CARD READERS	BY OWNER	LS	1.00	\$	-	LS	\$ -
SUBTOTAL- ACCESS CONTROL SYSTEM							\$ -
270000 SPECIAL SYSTEMS - TOTALS							\$ -

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
310000 SITE WORK							
312100 SITE PREPARATION							
SWMP INSTALL	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
SWMP MAINTENANCE	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
STONE TRACKING PAD	N/A - EXCLUDED	SF	-	\$	-	SF	\$ -
STREET CLEANING	N/A - EXCLUDED	LS	-	\$	-	LS	\$ -
SUBTOTAL- SITE PREPARATION						\$	-
312200 MASS EXCAVATION & SITE GRADING		KUERSTEN CONSTRUCTION					
MOBILIZATION		LS	1.00	\$	-	LS	\$ 26,900
INITIAL SURVEY LAYOUY/STAKING		LS	1.00	\$	1,500.00	LS	\$ 1,500
CLEAR/GRUB SITE SIDEWALK AREA		LS	1.00	\$	-	LS	INCLUDED
ROCK EXCAVATION / PROCESSING ALLOWANCE	N/A-EXCLUDED	CY	-	\$	-	CY	\$ -
SCARIFY/RECOMPACT UNDER PAVEMENT - 12" DEPTH	CONC WALKS	SY	59.11	\$	-	SY	INCLUDED
RE-SPREAD TOPSOIL		CY	-	\$	-	CY	\$ -
ROUGH GRADE AREA FOR SIDEWALK		LS	1.0	\$	-	LS	INCLUDED
TEMP BARRICADES/ MAINT OF TRAFFIC		LS	-	\$	-	LS	\$ -
POTHOLING FOR EX UTILITIES		LS	-	\$	-	LS	\$ -
DEMO DAMAGED SIDEWALKS		SF	400.00	\$	8.75	SF	\$ 3,500
TRAFFIC CONTROL		LS	1.00	\$	2,500.00	LS	\$ 2,500
LAYOUT/COORDINATION		HRS	20.00	\$	61.00	HRS	\$ 1,220
DAILY CLEANUP		HRS	20.00	\$	46.50	HRS	\$ 930
SUBTOTAL- MASS EXCAVATION & GRADING						\$	36,550
310000 SITE WORK - TOTALS						\$	36,550

FCI Cost Worksheet

Project: RIFLE CITY HALL RENOVATIONS - PHASE 2
CITY OF RIFLE
RIFLE, CO

June 30, 2021
GMP ESTIMATE

DESCRIPTION		UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL	TOTAL	
320000 EXTERIOR IMPROVEMENTS							
322515 PAVEMENT BASE MATERIAL		KUERSTEN CONSTRUCTION					
BASE COURSE- 6" OF CLASS 5 ROAD BASE		UNDER CONC WALKS	CY	11.82	\$ -	CY	INCLUDED
SUBTOTAL- PAVEMENT BASE MATERIAL						\$	-
322580 SITE CONCRETE		RODCO CONCRETE					
CONCRETE WALKS- 4" THICK*****		ON SITE PEDESTRIAN WALKS					
CONCRETE TO SIDEWALKS			CY	4.68	\$ -	CY	\$ 4,400
ADD FOR FIBER MESH REINFORCING			CY	4.68	\$ -	CY	INCLUDED
ADD FOR COLORED CONCRETE		N/A-EXCLUDED	CY	-	\$ -	CY	\$ -
REBAR TO SIDEWALKS		N/A-EXCLUDED	TN	-	\$ -	TN	\$ -
FINE GRADE SUBGRADE			SF	354.00	\$ -	SF	INCLUDED
EDGE FORMS-4"			LF	178.00	\$ -	LF	INCLUDED
EXPANSION JOINTS			LF	17.70	\$ -	LF	INCLUDED
SCORE JOINTS			LF	70.80	\$ -	LF	INCLUDED
FINISH SIDEWALKS			SF	354.00	\$ -	SF	INCLUDED
CURE & PROTECT			SF	354.00	\$ -	SF	INCLUDED
ADD FOR STAMPED/TEXTURED FINISH		N/A-EXCLUDED	SF	-	\$ -	SF	\$ -
CONCRETE SIDEWALK PATCH			SF	400.00	\$ 12.50	SF	\$ 5,000
AUGER/SET/GROUT PIPE BOLLARDS		N/A-EXCLUDED	EA	-	\$ -	EA	\$ -
LAYOUT/COORDINATION			HRS	20.00	\$ 61.00	HRS	\$ 1,220
CLEANUP			HRS	20.00	\$ 46.50	HRS	\$ 930
DUMPSTERS			PULLS	0.50	\$ 1,000.00	PULL	\$ 500
SUBTOTAL- SITE CONCRETE						\$	12,050
322830 FENCING AND GATES							
CHAIN-LINK FENCING & GATES-72" HIGH GALVANIZED STEEL		N/A-EXCLUDED	LF	-	\$ -	LF	\$ -
MANUAL SWING ACCESS GATES- 24' WIDE SWING GATE		N/A-EXCLUDED	EA	-	\$ -	EA	\$ -
SUBTOTAL- FENCING & GATES						\$	-
322900 LANDSCAPING & IRRIGATION							
LANDSCAPING ADJUSTMENTS			LS	1.00	\$ 15,000.00	LS	\$ 15,000
SUBTOTAL- LANDSCAPING & IRRIGATION						\$	15,000
320000 EXTERIOR IMPROVEMENTS - TOTALS						\$	27,050

Rifle City Hall Phase 2
Subcontractor/Supplier List

Scope	Contractor	Office Location
Demo	Orion	Brighton, CO
Concrete	Rodco Concrete	Rifle, CO
Steel	Western Precision	Grand Junction, CO
Doors & Hardware	McKinney Door & Hardware	Pueblo, CO
Aluminum Windows	TBD	
Framing & Drywall	579 Construction	Grand Junction, CO
Flooring	Carpetime	Grand Junction, CO
Painting	XL Painting	Grand Junction, CO
Elevator	Otis Elevator	Denver, CO
Fire Sprinkler	TBD	
Mechanical	Comfort Air	Grand Junction, CO
Electrical	EC Electric	Grand Junction, CO
Civil	Kuersten Construction	Rifle, CO



June 28, 2021

City of Rifle
202 Railroad Avenue
Rifle, CO 81650

Reference: City Hall Phase 2 Structured Cabling

Current Solutions proposes to furnish and install the following owner requested modification to structured cabling. All cabling will be installed, terminated, labeled, and certified using the TIA/EIA Standards with City of Rifle IT's best practices and standards being followed.

Structured Cabling: \$16,211.65

Lower Level

- Add (1) Cat6 to (6) Locations for Cameras
- Add (2) Cat6 to (2) Locations in Building Department 8
- Add (3) Cat6 to (1) Locations in Building Department 9
- Relocate (1) Existing WAP in Hallway 15BE to Corridor 15AE
- Remove Wire Mold and Install Data Cables into Finished Wall in Parks & Rec (If Possible)

Middle Level

- Add (1) Cat6 to (10) Locations for Cameras
- Add (2) Cat6 to (2) Locations in HR Breakout 103A
- Add (2) Cat6 to (2) Locations in HR Office 103B
- Add (2) Cat6 to (3) Locations in HR Office 103C
- Add (1) Cat6 & (1) SDI Cable (Owner Provided) to (2) Locations in Conference Rm 114B
- Add (2) Cat6 & (4) SDI Cable (Owner Provided) to (1) Location in Council Chamber 101
- Add (1) Cat6 from Wall location to Soffit in Council Chambers 102
- Add (2) Cat6 to (7) Location in Channel 10 Office 116
- Add (4) SDI Cable (Owner Provided) to (1) Location in Channel 10 Office 116
- Add (1) 6 Strand Single Mode Fiber to (1) Location in Channel 10 Office 116

Upper Level

- Add (1) Cat6 to (1) Location for a Camera in IT Room 205

If you have any questions or need additional information please contact me.

Respectfully,

A handwritten signature in dark ink, appearing to read 'T. Robinson', is written below the text 'Respectfully,'.

Troy Polson
Systems Integrator
troy@currentsolutionsgj.com

Current Solutions agrees to perform the work described in the proposal subject to the following provisions:

1. All hardware will be warrantied for one year after installation. Hardware will be returned to the manufacture for repair or replacement if found defective.
2. Proposal has been based on all work being performed during normal working hours 7:00 am to 6:00 pm Monday through Friday.
3. Excludes any 120v AC power hookups to the access control enclosures and power supplies.
4. Excludes any repair, patch, finish, etc., as result of installation (Care will be taken to insure minimal damage occurs).
5. Price is good for a period of up to 60 days from the date of the proposal.
6. The cost of any changes to the scope of work will be priced individually and agreed to, in writing by both parties, before additional work is performed. The cost will be added to the original project price.
7. Back boxes, floor boxes, cable trays, raceways, and conduit stubs provided by electrical contractor.



June 28, 2021

City of Rifle
202 Railroad Avenue
Rifle, CO 81650

Reference: City Hall Phase 2 Access Control

Current Solutions proposes to provide all material and labor to integrate (24) doors and (1) elevator into the existing access control system at the Rifle City Hall. All electrified hardware will be provided for each opening along with programming and testing to insure a fully functional access control system.

Access Control System: \$48,528.00

• **Access Control Openings**

1. (1) RS2 Mercury Reader Interface
2. (1) Electrified Hardware for Existing Hardware
3. (1) Schlage Multi-Tech Reader
4. (1) GRI 8080-T-W Magnetic Door Contact
5. 22/6 OAS, 16/2, and 22/4 Cable (Plenum)
6. Installation and Programming Labor

• **Access Control Headend**

1. Provide (1) 36"x26" enclosures installed in IT Server Room with the following:
 - a. (1) Life Safety FPO-250 power supply.
 - b. (1) Life Safety C8 relay interface board.
 - c. (1) Life Safety D8 power distribution board.
 - d. Finger duct and (2) 12v 7amp batteries.

If you have any questions or need additional information please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'Troy Polson', is written over a light blue horizontal line.

Troy Polson
Systems Integrator
troy@currentsolutionsgj.com

Current Solutions agrees to perform the work described in the proposal subject to the following provisions:

1. Training will be provided for the access control software with continued support for sixty (60) days after initial installation at no additional charge.
2. All hardware will be warrantied for one year after installation. Hardware will be returned to the manufacture for repair or replacement if found defective.

3. Proposal has been based on all work being performed during normal working hours 7:00 am to 6:00 pm Monday through Friday.
4. Excludes any 120v AC power hookups to the access control enclosures and power supplies.
5. Back boxes, floor boxes, cable trays, raceways, and conduit stubs provided by electrical contractor.
6. Excludes any re-keying needed as a result of the new door hardware.
7. Excludes any repair, patch, finish, etc., as result of installation (Care will be taken to insure minimal damage occurs).
8. Price is good for a period of up to 60 days from the date of the proposal.
9. The cost of any changes to the scope of work will be priced individually and agreed to, in writing by both parties, before additional work is performed. The cost will be added to the original project price.



June 28, 2021

City of Rifle
1007 S 7th Street
Grand Junction, CO 81502

Reference: City Hall Phase 2 Camera System

Current Solutions proposes to provide all material and labor to install a new Verkada camera system at the City of Rifle City Hall. The new cameras will be programmed, aimed, and focused as per owner specifications.

Quantity	Part #	Description	Unit	Extended
9	CD51-30-HW	Verkada Indoor Dome 5MP, Zoom Lens, 30 Day Storage	\$749.25	\$6,743.25
2	CB51-30E-HW	Verkada Outdoor Bullet 5MP, Zoom Lens, 30 Day Storage	\$1,049.25	\$2,098.50
6	D80-HW	Verkada D80 Indoor/Outdoor Fisheye Camera, 12MP, Fixed Lens, 30 Days of Storage	\$1,424.25	\$8,545.50
17		Installation Materials and Labor	\$170.18	\$2,893.00
Subtotal:				\$20,280.25

17	LIC-1Y	Verkada 1 Year License	\$149.25	\$2,537.25
Total Price with 1 Year Licenses:				\$22,817.50

17	LIC-5Y	Verkada 5 Year License	\$599.25	\$10,187.25
Total Price with 5 Year Licenses:				\$30,467.50

17	LIC-10Y	Verkada 10 Year License	\$1,199.25	\$20,387.25
Total Price with 10 Year Licenses:				\$40,667.50

If you have any questions or need additional information please contact me.

Respectfully,

Troy Polson
Systems Integrator
troy@currentsolutionsgj.com

Current Solutions agrees to perform the work described in the proposal subject to the following provisions:

1. Training will be provided for the video surveillance software with continued support for sixty (60) days after initial installation at no additional charge.
2. All hardware will be warrantied for one year after installation. Hardware will be returned to the manufacture for repair or replacement if found defective.
3. Proposal has been based on all work being performed during normal working hours 7:00 am to 6:00 pm Monday through Friday.
4. Back boxes, cable trays, raceways, and conduit stubs provided by electrical contractor.
5. Excludes any repair, patch, finish, etc., as result of installation (Care will be taken to insure minimal damage occurs).
6. Price is good for a period of up to 60 days from the date of the proposal.
7. The cost of any changes to the scope of work will be priced individually and agreed to, in writing by both parties, before additional work is performed. The cost will be added to the original project price.



June 30, 2021

Mr. Tom Whitmore
City of Rifle Parks and Recreation Director
3100 Doaks Lane
Rifle, CO 81650
Sent via email: twhitmore@rifleco.org

Dear Mr. Whitmore,

We are in receipt of the FCI Constructors, Inc. Guaranteed Maximum Price proposal dated June 30, 2021 for the Rifle City Hall Phase 2 Physical and Electronic Security Improvements project.

I have reviewed the document in depth and the entire project team met on June 30, 2021 at Rifle City Hall and reviewed each line item.

Please find attached the June 30, 2021 version of the Project Master Budget.

I recommend and have included the following:

- a. Hard Cost Contingencies of 20% to account for current market volatility and hidden conditions.
- b. Soft Cost Contingencies of 10% to account for any revisions necessitated by market volatility or hidden conditions.
- c. Add Alternates for Storage Improvement- Lower Level, Lower floor carpet replacement and Main Floor carpet replacement. The current carpeting is beyond its useful life and is in need of replacement. The carpeting can be protected during future renovations.
- d. Hard Cost Contingencies of 5% for Add Alternates 1 through 3.

Please consider this letter a recommendation to the Rifle City Council for the following actions:

1. Approve the Total Project Cost of \$1,090,000.00.
2. Approve the FCI Constructors, Inc. Guaranteed Maximum Price Proposal dated 6/30/21 and to enter into a Construction Manager/General Contractor (CM/GC) Contract with FCI Constructors, Inc. in the amount of \$745,421.00.
3. Approve the Current Solutions 6/28/21 proposals for City Hall Phase 2- Structured Cabling, Access Control and Camera System in the total amount of \$105,407.15.
4. Authorize the City Manager to execute change orders within the Total Project Cost of \$1,090,000.00.

I will coordinate with you and Jim Neu, Esq. for your review and approval of the contract with FCI Constructors, Inc.

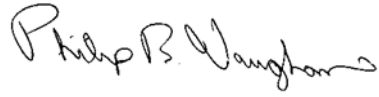
I will review any change order requests and will provide a recommendation to both you and the City Manager for your consideration.

This process will allow for us to react quickly to any unforeseen condition and address change order requests in a timely manner. Addressing these items in a timely manner ultimately saves the City of Rifle both time and money. Unforeseen conditions frequently impact the critical path schedule of a project. If decisions regarding change order requests are delayed, this can have the effect of the CM/GC charging for general conditions and personnel during the course of awaiting decisions from the Client.

Authorization by the Rifle City Council of the CM/GC contract and the approval of the Total Project Cost will allow us to move forward with the project and to start the preparation and approval of shop drawings and order materials. These actions are crucial to ensuring that we can maintain the Total Project Cost.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Philip B. Vaughan". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

Philip B. Vaughan
President
Phil Vaughan Construction Management, Inc.
970-625-5350
Email: phil@pvcmi.com
Website: www.pvcmi.com

Attachment:
6/30/21 Master Project Budget

END OF REPORT

EXHIBIT F



June 30, 2021

Mr. Tom Whitmore
City of Rifle, Colorado
202 Railroad Ave.
Rifle, CO 81650

Dear Mr. Whitmore,

Please find below estimated construction administration services for the Rifle City Hall Phase 2 Physical and Electronic Security Improvements.

- A. Prepare for and conduct a pre-construction meeting with the successful Contractor, Design Team and the City of Rifle. Prepare and issue an agenda and meeting minutes to the Project Team.
- B. General review of submittals. Review and approval of submittals will be conducted by the Architect.
- C. Review the project schedule prepared by the Contractor.
- D. During work being conducted on-site, daily coordination with the City of Rifle and the Design team. Observation of construction activities as needed to ensure basic compliance with specification and quality practices. Review of materials testing reports. Review of approved submittals to determine conformance with the approved Contract Documents. Preparation of site observation reports. Attend and chair weekly project meetings. Prepare and issue an agenda and meeting minutes to the Project Team.
- E. Conduct project closeout including a 10.5 month warranty walk.

Project duration: 7/6/21 to 1/30/22 prox. 30 weeks. 30 weeks x 15 hours per week= 450 hours.

Estimated hours: 450 @\$125/hr.= \$56,250.00

Please find attached our fee schedule. Our fee schedule for the City of Rifle remains the same with no increases. Phil Vaughan, the President of Phil Vaughan Construction Management, Inc. will be involved during the entirety of the project.

The City of Rifle will receive the services of the principal of the company directly.

Jeff Johnson Architectural, P.C.

Please see the attached 6/29/21 Agreement for Architectural Services

\$21,686.00

Total Estimated Services for Construction Administration: \$77,936.00

Please contact me with any further questions.

Sincerely,



Philip B. Vaughan
President
Phil Vaughan Construction Management, Inc.
970-625-5350

Approval

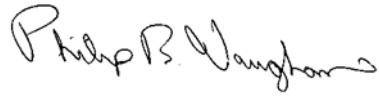
Exhibit F is attached to the Agreement for Professional Services dated November 7, 2017. Addendums and Attachments to this agreement are allowed as per Paragraph 16 of the agreement.

IN WITNESS WHEREOF, the parties have executed Exhibit F as of July____, 2021.

CITY OF RIFLE, COLORADO

By: Scott Hahn, City Manager

PHIL VAUGHAN CONSTRUCTION MANAGEMENT, INC.:

A handwritten signature in black ink, reading "Philip B. Vaughan", enclosed within a rectangular box.

By: Philip B. Vaughan, President

Phil Vaughan Construction Management, Inc.
Fee Schedule
2021-2022

Developer Consulting/Owner's Representation

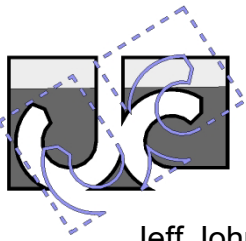
Consulting	\$125.00/hour
Design and Estimation	\$125.00/hour
Meetings/Discussions	\$125.00/hour
Travel	\$125.00/hour + .75 mile
Out-of-pocket expenses	Cost of expense plus 15%

Miscellaneous Charges

Photocopies 8.5x11	\$0.35/each
Photocopies 11x17	\$0.55/each
Blackline/Blueline Prints	\$3.50/each 36"x48"
Color Wide Format	\$22.00/each
Presentation Binding	Cost of expense plus 15%
*15% is added to the cost of all Miscellaneous Charges	

Direct Project Expenses

Professional Consultants	Cost of expense plus 15%
Out-of-town living expenses	
Including airfare, lodging, meals	
Etc.	Cost of expense plus 15%
Postage, delivery charges	Cost of expense plus 15%



Jeff Johnson
Architectural PC

136 East Third Street
Suite B
Rifle, CO 81650

PHONE 970-625-0580

JEFF JOHNSON

Owner/Architect

jjarch@rof.net

Agreement for Architectural Services

This Agreement is made effective as of Wednesday, June 29, 2021

by and between Client,

City of Rifle
Phil Vaughan, PVCMI Inc.
acting as Owner Rep
970-625-5350
phil@pvcmi.com

and

Jeff Johnson Architectural, PC
136 East Third Street, Ste B
Rifle, Colorado 81650

In this Agreement, the party who is contracting to receive services shall be referred to as "Owner", and the party who will be providing the services shall be referred to as "Jeff Johnson Architectural PC."

Jeff Johnson Architectural PC has a background in Architectural Services and is willing to provide services to Owner based on this background. Owner desires to have services provided by Jeff Johnson Architectural PC. Therefore, the parties agree as follows:

DESCRIPTION OF SERVICES:

Jeff Johnson Architectural PC will provide the following architectural services, (collectively, the "Services"), as described:

Rifle City Hall – Phase 2 Construction Administration:

This proposal has been based on included preliminary master schedule V2 as provided by FCI Constructors on June 17, 2021.

The Design team will provide Construction Administration services based on the following:

General Administration duties (Contractual obligations of design team during construction administration including submittal and payment review, response to requests for information, preparation of owner-directed change orders, etc.):

OAC meetings:

1. Architect to attend weekly meetings on-site whenever possible.
2. Electrical/Mechanical Engineer will attend OAC meetings by teleconference as required.

Site Visits during construction:

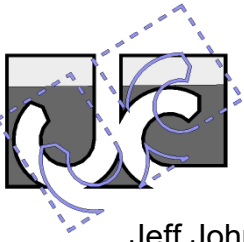
1. Architect shall perform site visits on a weekly basis on or within a few days after each weekly meeting.
2. Electrical/Mechanical Engineer shall perform site visits as needed.

SCHEDULE:

Jeff Johnson Architectural PC estimates services to align with preliminary master schedule V2 as provided by FCI Constructors. This schedule contemplates the GMP presentation on July 6, 2021 with final cleaning on January 20, 2022 (29 weeks).

PAYMENT:

Jeff Johnson Architectural PC agrees to perform the services, as described above, based on the **Not to Exceed Sum of \$21,686** (twenty-one thousand six hundred eighty-six dollars).



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Discipline Breakout:

General Administration:

- | | |
|---|---------|
| 1. Architectural commitment | \$3,625 |
| a. 29 weeks x 1.25 hours per week x \$100 | |
| 2. Engineer commitment | \$7,613 |
| a. 29 weeks x 2.5 hours per week x \$105 | |

OAC meetings:

- | | |
|---------------------------------------|---------|
| 1. Architect: | \$2,900 |
| 2. Electrical/Mechanical Engineer: | \$1,523 |
| a. Bi-weekly meetings, one consultant | |

Site Visits during construction:

- | | |
|--|---------|
| 1. Architect: | \$2,900 |
| 2. Electrical/Mechanical Engineer: | |
| a. 6 on-site visits, one consultant, \$520.78 each | \$3,125 |

Total: \$ 21,686 (Not to Exceed)

TERM/TERMINATION:

The proposed service fee within this Agreement is valid for 15 days. This Agreement shall terminate automatically upon completion by Jeff Johnson Architectural PC of the Services required by this Agreement. This agreement may also be terminated by the Owner, or the Architect, should the other fail to perform its obligation hereunder. In the event of termination or suspension, the Client shall pay Jeff Johnson Architectural PC for all design services rendered to the date of the termination along with all reimbursable expenses.

NOTICES:

All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person or deposited in the United States mail, postage prepaid, addressed as follows:

IF for Owner: Phil Vaughan, PVCM Inc.
acting as Owner Rep
970-625-5350
phil@pvcmi.com

IF for Architect: Jeff Johnson Architectural, PC
136 East Third Street, Ste. B
Rifle, Colorado 81650

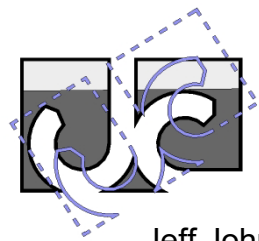
Either party may change such address from time to time by providing written notice to the other in the manner set forth above.

ENTIRE AGREEMENT:

This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

AMENDMENT:

This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.



Jeff Johnson
Architectural PC

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Rifle, CO 81650

PHONE 970-625-0580

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Agreement for Architectural Services

SEVERABILITY:

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER OF CONTRACTUAL RIGHT:

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

CORPORATE PROTECTION:

It is intended by the parties to this Agreement that the services performed in connection with this project shall not subject Jeff Johnson Architectural PC's individual employees, officers or directors to any personal legal exposure for the risks associated with this project. Therefore, and notwithstanding anything to the contrary contained herein, the Owner agrees that as the Owner's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Jeff Johnson Architectural PC, a Colorado corporation, and not against any of Jeff Johnson Architectural PC's individual employees, officers or directors.

ACCEPTANCE OF AGREEMENT FOR ARCHITECTURAL SERVICES:

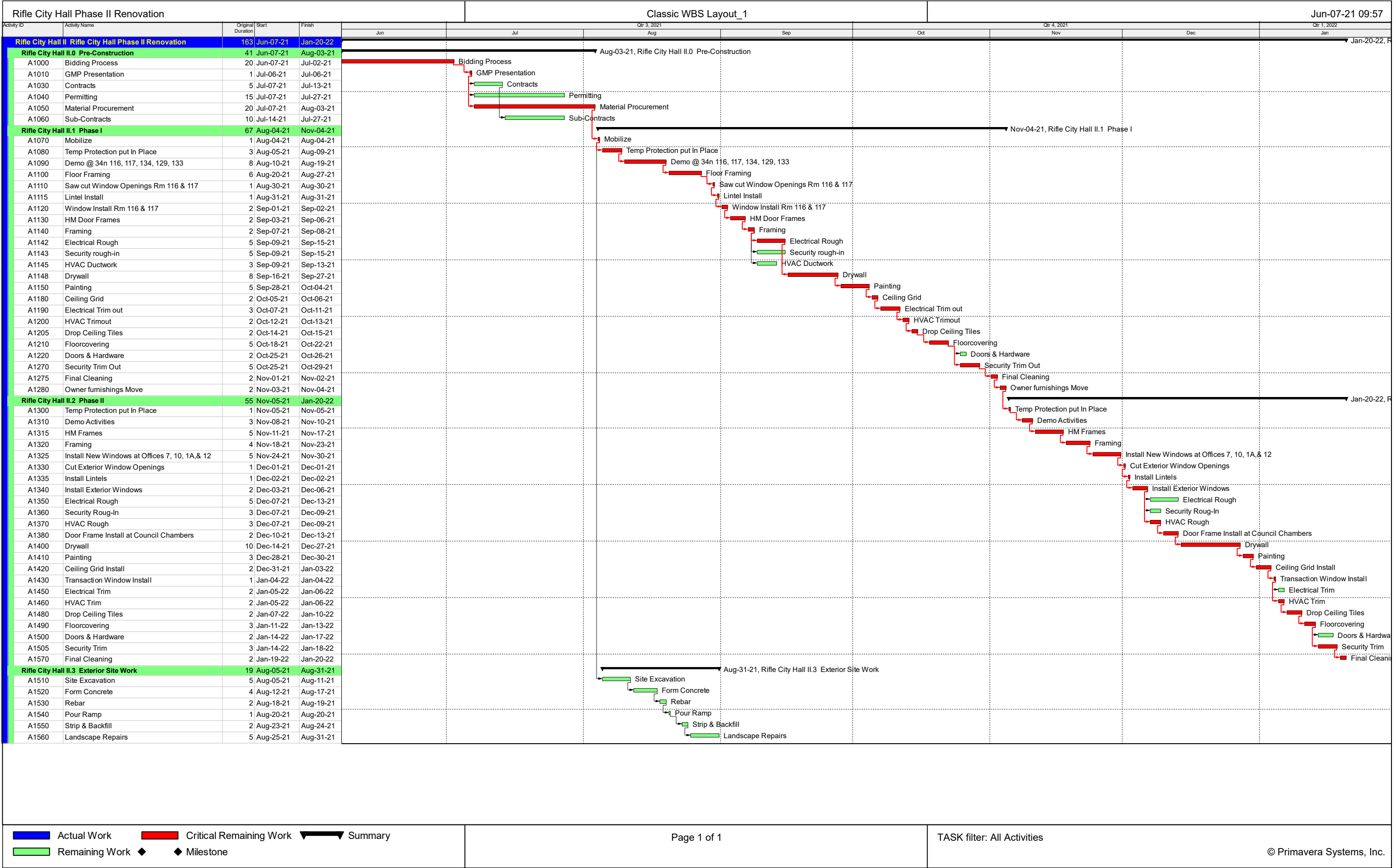
We have read, understand, and accept the Agreement for Architectural Services, as described herein.

Rifle City Hall – Phase 2 Construction Administration:

By: _____ Date: _____
Phil Vaughan, PVCM Inc.

Party providing services:

By: _____ Date: _____
Jeff Johnson
Jeff Johnson Architectural, PC





Agenda Item #7.b.

Agenda Item Name:

Approve City Clerk Selection

Presenter:

Scott Hahn, City Manager

Item Description:

Per City of Rifle Charter Section 6.5 - CITY CLERK:

The City Clerk shall be appointed by the City Manager with the approval of the City Council.

The City Manager has selected Misty Williams for appointment to the City Clerk position.

Recommended Action:

Approve the City Managers appointment of Misty Williams as City Clerk.

Fiscal Impact:

Operational Impact:

We should be able to gear this office back up to speed. Misty held the assistant position in our office. When her position is vacated we will start a process to hire for the vacancy. We may title that position as Deputy Clerk.

Prior Board Motions:

None

Background Information:

Our former clerk Kristy Doll resigned. After a selection process I selected Misty Williams for City Clerk. Council is to consider authorizing the City Manager's selection.

There are no swearing in processes that we know of. So maybe a round of applause and congratulations if this process is successful.

Executive Summary:

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

None



Agenda Item #8.a.

Agenda Item Name:

Report to City Manager

Presenter:

Scott Hahn, City Manager

Item Description:

Staff report on notable tasks completed within the individual departments.

Recommended Action:

No action necessary

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Work Report to City Manager

07/02/2021

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

1. Report to City Manager 07.02.2021

WORK REPORT TO CITY MANAGER

07.02.2021

POLICE DEPARTMENT

- Citizens along the 600-800 block of East Avenue recently expressed concerns about speeding. Some citizens asked for speed bumps on the street. A speed survey was conducted and the average speed on the road was approximately 20 mph and the 95th percentile speed was approximately 25 mph. East Avenue is a 25 mph zone. The results were very favorable and are not indicative of a chronic speeding problem. We have been communicating with the neighborhood watch group and they have been updated on our progress and the results.
- With help from O and M, several campsites have been cleaned up at the rest area. We have been working with CDOT a great deal at the rest area.
- Nextdoor accounts have reached 971.
- Colton and his crew placed time/distance lines on Whiteriver and on E. 2nd Street that will help us address speeding complaints at the locations.
- We have a conference call with CDOT on June 24 to discuss the traffic issues Rifle experienced when I-70 was closed and all eastbound traffic was diverted at exit 87.
- The Sargento Carlos page has 530,000 followers.
- We will be training officers on the use of the BolaWrap system. The device can be used to detain people that are not compliant. By issuing the device, we hope to decrease the number of instances in which we use force. Glenwood Springs has recently deployed the BolaWrap systems and they have observed positive outcomes. We have 3 units at this time and may order more in the future. Each device costs \$1000.00 and each cartridge costs \$29.00.

https://wrap.com/training/?gclid=EAlaIQobChMIscSrnf6P8QIVvWxvBB3EugjkEAAYASADEgLS1_D_BwE

PIO

- Press releases on July 3rd celebration and holiday closures.
- Attended Garfield County PIO Group meeting. Obviously, a big part of our discussions right now are fire related and COVID variant related.
- Attended Future Proofing Your Court webinar presented by Zoom.
- Attended Garfield County Health Department press conference on COVID-19.

- Assisted with the City Manager update videos with Scott and Carlos. We have been focusing on shooting downtown whether in the businesses or out in the construction site. Citizens really seem to appreciate seeing the progress. We are doing a big push to get people signed up for Garco911 especially in light of the canyon closures which will likely continue.
- Kept social media outlets and employees updated with the latest on everything from COVID to construction updates to traffic issues.

COURT

- Handled 32 adult cases on June 16th court day.
- Held motion hearings for upcoming jury trial (currently set for August 11th and 12th).
- Without so much as a You Tube video to guide us, Janet and I singlehandedly fixed our Swingline electric stapler without getting stapled, electrocuted or maimed. We are quite proud of our accomplishments.
- After an unsuccessful attempt to revive a bird that hit our window, Jose Valadez was kind enough to take over body disposal duty.

FINANCE

- June sales tax receipts continue to be higher than those in both 2020 and 2019.
- 2020 Audited Financial Statements have been filed with state of Colorado.
- There is now temporary help in Finance Department visible from the window and able to get assistance for customers as needed. This temporary help is on loan from the seasonal pool staff and will be in place as needed until the vacant position can be filled. This was chosen as a more cost-effective solution than staffing through an outside agency and allows our own employees to work additional hours.
- Application through DOLA is in process for the release of the first tranche of our ARPA funds, about \$1.2M. Calculations to determine what portion of dollars will be available as 'lost revenue' are in process. There are 4 categories of expenditures which can qualify for these grant funds, and lost revenue is the most general. Staff will be meeting soon to determine what other projects might be eligible. City has until the end of 2024 to commit the funds for expenditure, and until 2026 to actually make the payments. Expenditures of more than \$750,000 per year will lead to a requirement of a Single Audit.
- Finance department has applications for the vacant Bookkeeper/Backup Utility Billing position, and expects to begin interviews week of July 5.

PUBLIC WORKS

The following are engineering projects currently in progress, to include inspection and administration, design, and/or planning:

- Additional Airport Water Tank: received contingent approval of design from CDPHE - ready for bid.
- I-70 Exit 90 Gateway Beautification: package complete; waiting on CDOT.
- Geotech investigation of road conditions and subgrade of Cemetery (CTL); evaluation of Tripp Dr., Whiteriver Ave., and Morrow Dr. structural failures with proposals for repair (Kumar).
- Evaluation of demolition project for the Graham Mesa WTP facility.

- Assembly of contract bid package for Airport Road Chip/Seal (95% complete).
- Assembly of RAISE grant package for submission to CDOT (99% complete).

The following are projects currently under construction:

- Downtown 3rd Street and Railroad Avenue Rehabilitation project working in E. 3rd Street and the 300 block of Railroad Ave: casting curb/gutter/sidewalk on east 100 block of 3rd Street; building of storm water drain infrastructure in 300 block of Railroad Avenue; completed testing on new waterline in E. 3rd Street.
- Xcel Energy is performing system upgrades; some in conjunction with Downtown Rehabilitation and some safety and operational improvements to gas system.
- GRHD Senior Care Center progress: construction of roadway surface of Hospital Hill Road.

Fleet

- Continued development of Fleet Administration and Management.
- F-350 & Police Interceptor at Aftermarket Equipment Vendors; F-250 at dealer, but not ready.
- Approved for purchase/lease from Denver market Ford F-550.
- Preparation for July auction of vehicles for removal from City Fleet.
- (1) IT Dept. vehicle in shipment from manufacturer to dealer; one has been on boarded and provided to department.

Two weeks look-ahead:

- Completion of the lining of the liner repair for W. 3rd St. Storm Water Culvert.
- Bid solicitation for Ayers Associates design for the I-70 Exit 90 Gateway Beautification project depending on CDOT approval to proceed.
- Railroad Ave. & 3rd Street/Downtown Rehabilitation Project: complete tie-in and services in east 100 block of 3rd Street and casting of sidewalk and curb features, completion of storm drain in Railroad to 4th Street connection.
- Willow Ranch, Ph. II Construction – street repair and Government Creek re-vegetation.
- Continued Street Patch work and concrete curb/gutter rehabilitation.
- Completion of geotech investigations and work to prepare reports for June; coordination of work with Parks & Rec for surveying of Cemetery roadways for development of scope of work package.
- Fleet purchase planning for the 2022 Budget.
- Additional water storage tank for the Airport service area out to bid.

UTILITIES

- 2 new hires started work on 6/29/2021
- Raw water pump #2 has been returned to service
- Staff isolated the intake pond from the river on Saturday June 26th, prior to the heavy rain and mudslides over the Grizzly Creek burn scar
- Pond aerators will be deployed on 6/30/2021 if the weather is cooperative

- We are scheduling work to complete the closure of the West Rifle Compost site
- We are still waiting on design approval for the Airport Tank #2
- Copper reduction pilot system at the wastewater facility is operating well

CITY CLERK

- Began coordination with Human Resources Manager Danielle Hogan to schedule required City-Wide safety trainings.
- Also coordinated with Danielle to begin having Safety Committee meetings again
- Received and printed Strategic Planning proposals for City Manager Scott Hahn.