



## Legislation Details (With Text)

**File #:** 20-0512      **Version:** 1

**Type:** Resolution      **Status:** Adopted

**File created:** 5/22/2020      **In control:** Land Use, Transportation & Infrastructure Committee

**On agenda:** 6/22/2020      **Final action:** 6/22/2020

**Title:** A resolution approving a proposed CM/GC Construction Contract and Agreement between the City and County of Denver and James R. Howell & Co., Inc. d/b/a Howell Construction for CM/GC services for improvements and remodeling of the interior spaces on floors three, four and five of the Wastewater Building located at 2000 West 3rd Avenue.  
Approves a contract with James R. Howell & Co., Inc. doing business as Howell Construction, for \$4,286,288 and for 200 days for construction manager/general contractor services for improvements and remodeling of the interior spaces on floors three, four and five of the Wastewater Building located at 2000 West 3rd Avenue in Council District 7 (DOTI-202054607). The last regularly scheduled Council meeting within the 30-day review period is on 6-29-20. The Committee approved filing this item at its meeting on 6-2-20. Pursuant to Council Rule 3.7, Councilmember Ortega called out this item at the 6-15-20 meeting for a one-week postponement to 6-22-20.

**Sponsors:**

**Indexes:** Zach Rothmier

**Code sections:**

**Attachments:** 1. RR20 0512 DOTI Howell Construction, 2. 20-0512 Filed Resolution\_James R. Howell dba Howell Corporation 202054607-00, 3. 20-0512 Construction Contract and Agreement James R. Howell 202054607-00, 4. 20-0512 Filed Resolution\_James R. Howell dba Howell Corporation, 5. 20-0512 - signed

Date	Ver.	Action By	Action	Result
6/23/2020	1	Council President	signed	
6/22/2020	1	City Council	adopted	Pass
6/15/2020	1	City Council	postponed	
6/2/2020	1	Land Use, Transportation & Infrastructure Committee	approved by consent	Pass

### [Contract Request Template \(Contracts; IGAs; Leases\)](#)

**Date Submitted:** 5-22-20

**Requesting Agency:** Department of Transportation and Infrastructure  
**Division:**

**Subject Matter Expert Name:**

Name:	Jason Gallardo
Email:	jason.gallardo@denvergov.org

**Item Title & Description:**  
*(Do not delete the following instructions)*

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

**A resolution approving a proposed CM/GC Construction Contract and Agreement between the City and County of Denver and James R. Howell & Co., Inc. d/b/a Howell Construction for CM/GC services for improvements and remodeling of the interior spaces on floors three, four and five of the Wastewater Building located at 2000 West 3<sup>rd</sup> Avenue.**

Approves a contract with James R. Howell & Co., Inc. doing business as Howell Construction, for \$4,286,288 and for 200 days for construction manager/general contractor services for improvements and remodeling of the interior spaces on floors three, four and five of the Wastewater Building located at 2000 West 3rd Avenue in Council District 7 (DOTI-202054607). The last regularly scheduled Council meeting within the 30-day review period is on 6-29-20. The Committee approved filing this item at its meeting on 6-2-20. Pursuant to Council Rule 3.7, Councilmember Ortega called out this item at the 6-15-20 meeting for a one-week postponement to 6-22-20.

**Affected Council District(s) or citywide?** Council District 7

**Contract Control Number:**

**Vendor/Contractor Name (including any "DBA"):** JAMES R. HOWELL & CO., INC., dba HOWELL CONSTRUCTION

**Type and Scope of services to be performed:**

The Wastewater Building currently houses a number of Department of Transportation staff and operations including Wastewater, Solid Waste, Street Maintenance, Infrastructure Project Management, Right-of-Way Services and Safety. The existing facility was built and occupied in the early 1990's with minimal improvement over the years. The existing facility is unable to accommodate staff growth for all agencies in its present interior office layout. Additionally, the building engineering systems are at their maximum capacity and require improvements to maintain performance.

The scope of this contract is for the remodel of the interior spaces on floors 3, 4, & 5. The project will implement City of Denver workplace standards to optimize space utilization and accommodate future staff growth for all agencies housed in the facility. The scope of work will also include improving building security, bringing the remodel spaces up to current code, LEED, and ADA compliance and addressing some deferred maintenance in the building engineering systems.

**Location (if applicable):**

**WBE/MBE/DBE goals that were applied, if applicable (construction, design, Airport**

**concession contracts):**

25.09%

**Are WBE/MBE/DBE goals met (if applicable)?**

**Is the contract new/a renewal/extension or amendment?**

**Was this contractor selected by competitive process or sole source?**

Competitive process

**For New contracts**

**Term of initial contract:** NTP + 200 days

**Options for Renewal:**

**How many renewals (i.e. up to 2 renewals)?**

**Term of any renewals (i.e. 1 year each):**

**Cost of initial contract term:** \$4,286,288.00

**Cost of any renewals:**

**Total contract value council is approving if all renewals exercised:**

**For Amendments/Renewals Extensions:**

**Is this a change to cost/pricing; length of term; terms unrelated to time or price (List all that apply)?**

***If length changing***

**What was the length of the term of the original contract?**

**What is the length of the extension/renewal?**

**What is the revised total term of the contract?**

***If cost changing***

**What was the original value of the entire contract prior to this proposed change?**

**What is the value of the proposed change?**

**What is the new/revised total value including change?**

***If terms changing***

**Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)**