


**PUBLIC WORKS DEPARTMENT
MEMORANDUM #2018 – 13**

DATE: February 26, 2018
TO: Honorable Mayor Carol Dodge and City Council Members
FROM: James A. Hayes, AICP – City Manager 
David H. Willett – Director of Public Works
SUBJECT: **Council Discussion Item**
Northglenn Justice Center (NJC) Construction Update

PURPOSE

The City Construction Project Team will provide an update to Council on project status of the Justice Center project at the end of every month. This is the February 2018 update.

BACKGROUND

The Justice Center construction project was initiated and approved through City Council on March 27, 2017. FCI Constructors provided the City with a Guaranteed Maximum Price (GMP) to complete all site work and the building construction. Ground breaking occurred April 14, 2017.

The Building Construction Team:

- City of Northglenn, Owner
- Hoeffler Wysocki Architects (HWA), architecture and engineering
- FCI Constructors, Inc. (FCI), construction manager

CONSTRUCTION ACTIVITY

During the month of January the contractor continues to work on the exterior shell and interior partitions. In addition electrical and HVAC work continues.

There have been no significant building issues or concerns.

BUDGET/TIME IMPLICATIONS

No measurable construction delay.

CONTINGENCY/CHANGE ORDERS

The recent contingency log and change order items this month are shown in **yellow highlight**.

Contractor's Contingency Log

1	Void Form system	\$116,027
2	Metal panel mock-up	\$2,500
3	Roof clips warranty	\$10,179
4	Added Type S1 automated door	\$12,990
5	100% CD release	\$148,887
6	Utility (Water, Sewer, Storm) elevation lowering	\$19,144
7	Credit – Seismic design, Victim Advocate room, fan boxes	(\$105,151)
8	Credit – Utility Plan, plumbing changes	(\$3,146)
9	Credit – Generator deduct	(\$19,288)
10	MSE east wall elevations	\$4,709
11	Credit – Water line changes and Acoma Street repairs	(\$1,343)

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12	Factory paint on section doors	\$4,545
13	Credit – Acoustical panel credit	(\$18,140)
14	Added sprinkler heads in holding cells	\$2,685
15	Roof curbs	\$1,229
16	Glazing for sectional doors	\$2,137
17	Evidence storage lockers/proxy cards	\$57,804
18	Grout perimeter wall of cell blocks	\$2,929
19	IT room fire sprinkler system – dual system required	\$12,799
20	Video recording server space upgrade to 90 days	\$3,609
21	Freeze-less roof hydrants on balconies	\$5,938
22	Added Roof Drains versus roof area requirements	\$4,259
23	Radius Bent Plate (framing) at Rotunda	\$1,625
24	Locker Changes Per Submittal Review	\$7,911
25	Judges Bench – Wood Panel and Raised Floor	\$7,912
26	Added LINX HID Card Readers, WIFI Locks revised	\$6,673
27	Added Hot Water at Dog Kennel	\$4,361
28	Added Ceiling Framing to accommodate Light Fixture Pockets	\$1,789
29	Relocate Exterior Bracing to clear Interior Wall Finish	\$3,336
30	Credit – Reduce Rigid Insulation	(\$2,487)
31	Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)	\$3,112
32	Added Relays in the Interview Rooms for Cameras	\$7,666
33	RFI #170 Slab Edge & RFI #139 Sprinkler Head Add	\$5,913
34	Various Tech Changes (camera mics and power to judges bench)	\$4,819
35	Net - Credit for Asphalt Millings, Expense for Dirt Export	\$8,659
36	Bronze Signage Plaque	\$15,856
37	Structural Steel Conflict with Curtain Wall Framing	\$3,500
38	Credit – Reduce of Exterior Metal Ceiling	(\$3,603)
39	Added PRV (reduce water pressure) after 3” Back-Flow Preventer	\$2,079
40	Masonry Work to accommodate Card Readers on 6 doors (see #26)	\$2,280
41	Additional Fume Exhausting – Weapons Cleaning and Crime Lab	\$11,156
42	Cut Wedge Anchors at Sally Port Door Jambs, plug weld and sand	\$3,850
43	Irrigation routing changes around MSE Retaining Wall	\$2,114
44	Added Angle Iron/Extend Brick Ledge at Two Bump-outs	\$2,266
Total Contingency Authorized		\$366,089
Construction Contingency		\$545,460
Remaining Construction Contingency		\$179,371

Change Order Log (encumbered from owner's contingency)

N/A	Original CMAR Contract/Pre-Construction Fee	\$48,456
1	Amendment original contract to include GMP	\$19,863,150
1A	Addendum Comm Ctr Dr – Road/Traffic Signal Improvements	\$368,444
	Owner's Contingency	
2	Perimeter drain – up size piping (4' to 6"), add cleanouts	\$32,188
3	Structural fill adjacent to 14' front concrete wall	\$11,878
4	Glass façade change to storefront to curtain wall	\$18,355
5	Defensive tactics room	\$13,929
6	Adjustments to Court waiting room, corridor design, and mechanical items (thermostats and CO2 sensors)	\$31,584
7	Architectural interior – fl plans, dr locations, switches, window detail	\$19,768
8	Added fire alarms per North Metro Fire	\$17,688
9	Access Control and Security Changes	\$32,589
	Total Contingency Encumbered	\$177,979
	Owner's Contingency (3% of \$19,863,150)	\$595,895
	Remaining Owner's Contingency	\$417,916

STAFF REFERENCE

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ATTACHMENTS

None