

**PUBLIC WORKS DEPARTMENT  
MEMORANDUM #2018 – 27**

DATE: April 23, 2018  
TO: Honorable Mayor Carol Dodge and City Council Members  
FROM: James A. Hayes, AICP, City Manager. *JH*  
Robert Webber, MBA, Interim Director of Public Works *RW*  
SUBJECT: **Council Discussion Item**  
Northglenn Justice Center (NJC) Construction Update

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**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 April 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 March the contractor is nearing completion to work on the exterior shell and interior partitions. The first asphalt lift has been placed for the north and south parking lots. The infrastructure work for the traffic signal is ongoing.

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 duct                                  | (\$19,288)  |
| 10 | MSE east wall elevations                                 | \$4,709     |

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|                                     |  |                  |
|-------------------------------------|--|------------------|
| 11                                  | Credit – Water line changes and Acoma Street repairs               | (\$1,343)        |
| 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          |
| 45                                  | Security Walls/Planter Walls and Fire Lane Access                  | \$86,032         |
| 46                                  | Casework Changes – Countertops, Cabinet Door Locks                 | \$2,094          |
| 47                                  | RFI #168 Upper Partition Detail in Lobby                           | (\$1,846)        |
| 48                                  | Added Sound Rated Partitions                                       | \$2,577          |
| 49                                  | Alternate Fixture in Front Entry                                   | \$4,004          |
| 50                                  | Block Sealer   | \$9,750          |
| 51                                  | Soap Dispensers  | \$2,279          |
| 52                                  | Added Mail Slots   | \$5,447          |
| 53                                  | Flooring for Bulk Evidence Storage / Smoke Seals                   | \$2,162          |
| 54                                  | Truncated Domes at ROW Sidewalk / Added Bollards                   | \$8,448          |
| 55                                  | RFI #195 Added Biometric Card Readers                              | \$2,197          |
| 56                                  | Changes to Drywall and Insulation Room R-19                        | \$2,701          |
| <b>Total Contingency Authorized</b> |  | <b>\$491,934</b> |

|   |                  |
|---|------------------|
| <b>Construction Contingency</b>           | <b>\$545,460</b> |
| <b>Remaining Construction Contingency</b> | <b>\$53,526</b>  |

**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        |
|     |  |                  |
|     | <b>Owner's Contingency</b>   |                  |
| 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         |
| *10 | Addendum Comm Ctr Dr – Road/Traffic Signal Improvements  | -                |
| 11  | Evidence Pass Thru Lockers   | \$61,463         |
| 12  | ASI# 007 Misc. Changes to Landscaping, Box Walk, Fencing, Snow Storage                                 | \$26,197         |
| 13  | PR #004 Added Tile in Break Room   | \$2,044          |
| 14  | ASI #008 Box Walks – Electrical and Civil Changes, Added C Channel for RFI #174                        | \$21,687         |
| 15  | PR 02 Traffic Signal Adjustments   | \$18,422         |
| 16  | ASI #009 Victim Advocate Room  | \$9,825          |
|     |  |                  |
|     | <b>Total Contingency Encumbered</b>  | <b>\$317,617</b> |
|     | <b>Owner's Contingency (3% of \$19,863,150)</b>  | <b>\$595,895</b> |
|     | <b>Remaining Owner's Contingency</b>   | <b>\$278,278</b> |

\*Traffic Signal does not deduct from Contingency because it is an addendum to the GMP.

**STAFF REFERENCE**

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**ATTACHMENTS**

None