



# PHASE I PROJECT TIMELINE

## Northglenn Civic Center: Recreation Center, Senior Center and Theatre

**Civic Center Master Plan Development** *2015 to 2017*  
Plan developed for the Civic Center campus, which houses the existing recreation center and City Hall.

**Construction Manager /General Contractor (CM/GC)** *March 2019*  
FCI Constructors was selected to serve as the CM/GC, which allows the architect and contractor to work hand-in-hand through the design process, resulting in cost and time savings.



**Site FGMP Set** *October 2019*  
The Final Guaranteed Maximum Price (FGMP) is the actual cost of construction. The CM/GC develops this cost based on bids.



**Project Budget** *2018*  
\$53 million budget established for design and construction. The project will use COPs (Certificates of Participation) for funding. Funding sources:  
• The 4 percent marijuana tax  
• 1/2 percent sales tax  
• Annual \$1.7 million general fund transfer

**Project Architect Selected** *October 2018*  
Barker Rinker Seacat Architects (BRS) picked as the architect. They are responsible for coordination of every element of the design process. This includes architectural and interior design, engineering and foundations, landscaping and utility design.

**Building Construction Design** *Oct. 2019 to Jan. 2020*  
These are the final plans for the building. They contain all the detail, from structure to finishes.

**Site Construction** *October 2019 to Spring 2020*  
Preparation of the grounds for building construction. This is done while the design work for the building is being finished. This includes grading, water lines and sewer.

2015 - 2017

JAN 2018

APR 2018

JUL 2018

OCT 2018

JAN 2019

APR 2019

JUL 2019

OCT 2019

JAN 2020

SPR 2020

NOW

OPEN LATE 2021

**Conceptual Plan and Feasibility Study** *2017 to 2018*  
This confirmed the community's desire for a new recreation center, senior center and theatre. It also evaluated the financial impacts. The city decided to move forward.



**Schematic Design** *Oct. 2018 to March 2019*  
Schematic Design includes program elements, which amenities fit the budget, space available, community desires and space usage.

**Site Construction Documents Prepared** *March to October 2019*  
FCI Constructors will use these documents to construct all site improvements, including utilities and necessary infrastructure, including roadways.

**Issued FGMP** *February 2020*  
The Final Guaranteed Maximum Price (FGMP) for the building is set.

**Construction Ongoing** *Anticipated Spring 2020 to Fall/Winter 2021*

**Project Management** *April 2018*  
Project One selected to serve as a project administrator to uphold the interests of the city throughout the process.

**Design Development** *March to September 2019*  
The Design Development phase adds detail and refinement to the project.



**Groundbreaking** *October 2019*



■ Planning   ■ Design   ■ Construction

▶ Go to [www.northglenn.org/newrecenter](http://www.northglenn.org/newrecenter) for more information.

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