
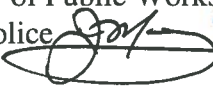


**PUBLIC WORKS DEPARTMENT  
MEMORANDUM # 2016 – 38**

DATE: May 23, 2016  
TO: Honorable Mayor Joyce Downing and City Council Members  
FROM: James A. Hayes, AICP – City Manager   
David H. Willett – Director of Public Works  
James S. May – Chief of Police   
SUBJECT: **Discussion Item**  
Northglenn Justice Center Project Update

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**BACKGROUND**

On March 28, 2016, Public Works and the Police Department submitted a plan to provide a monthly update on the status of design (and eventually, construction) of the Northglenn Justice Center. This memo provides information for the May 2016 update.

**DISCUSSION**

*Project Cost Update:* No changes to design budget.

*Project Design Update:* 100% Schematic Design was completed April 29, 2016. City staff reviewed and provided inputs to the architect during three-day design review, May 11-13, 2016. The architects have a high-quality building and site plan that incorporates all Police Department and Court functional inputs. They will proceed with Design Development through June 17, 2016.

*Project Schedule Update:*

- Detailed Schematic Design Presentation – June 6, 2016 Study Session
  - The consultant will provide a detailed project presentation of the base building design, along with options for Sustainability, Durability, and Community enhancements. The presentation will include a Q/A discussion.
- Public Presentation – TBD, based on June 6, 2016 Study Session Discussion.
- Design Development 100% - June 17, 2016.
  - Presentation of Design Development phase to City Council shortly thereafter.
- CMAR Contract Award – Anticipated end of Q3 2016.
- Construction Documentation (95%) – Anticipated end of Q4 2016.
- CMAR Addendum #1 Guaranteed Maximum Price – Anticipated end of Q1 2017.

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**Construction Contractor Procurement:** Recommend CMAR – Preparing RFP for posting, June 7, 2016.

- The Construction Management at Risk (CMAR), similar to established private sector methods of construction contracting, is gaining popularity in the public sector (currently the City has partnered with a CMAR contractor on the Headworks/Clarifier project). It is a process that allows a client to select a Construction Manager (CM) based on qualifications; make the CM a member of a collaborative project team; centralize responsibility for construction under a single contract; obtain a bonded guaranteed maximum price (based on the “for construction” documentation issued at the notice-to-proceed); produce a more manageable, predictable project; save time and money; and reduce risk for the City, the architect and the CMAR contractor.

**RECOMMENDATION**

Utilization of the CMAR project delivery protocol.

**STAFF REFERENCE**

Steve Grace, PE, Operations Manager

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