

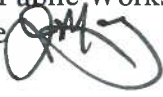


**PUBLIC WORKS DEPARTMENT
MEMORANDUM # 2016 – 49**

DATE: July 25, 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: **Council Study Session**
Northglenn Justice Center (NJC) Design Update

BACKGROUND

The City Project Team provides an update to Council on design and project status of the Northglenn Justice Center at the end of every month. This is the July 2016 update.

DISCUSSION

Project Cost Update: No changes to design budget. The current Architect's working estimate for the building is attached. Because it has been a month since the last update to Council, it may be useful to review some of the earlier discussion.

- It was confusing and inefficient to use multiple estimates (the original program, the Architect's estimate, the City's own tracking sheets, etc.). Staff recommended using the Architect's working estimate as the single document to provide updates to Council until early 2017 when a guaranteed maximum price will be established by the selected CMAR contractor. The first Architect's estimate was provided to Council at the June 13 Session.
- Although the Architect originally intended his working estimate to be an internal control used to keep the design within budget, we informed him that we were going to use it for public updates, and that we wanted to ensure that all possible costs were included up front, so we would not be surprised by a gradual increase as previously unaccounted costs began to appear. We also requested he use a cost "range" rather than a single price point, in order to establish a conservative position, and again, avoid unexpected increases.
- Because this is a working document during an active design, there will be fluctuations as the design matures. Between the previous estimate (May 17) and this estimate (July 11), the high end of the cost estimate has dropped by nearly \$900K, from \$22.7M to \$21.8M.
- There are several items that are not included in the working estimate, but they are included in the summary table below. The price of the A/E design service is not included, and the cost of the Community Center Drive work is outside of the project's scope; it is a supporting project. However, Staff has included those costs in order to provide Council the best current estimate of the full cost for the entire program.

- Total Program budget currently:

Architect's Estimate (high range):	\$19,207,115
FFE (high range):	\$1,488,391
Permits/Fees/Testing (high range):	\$230,485
Owner's Contingency 5% (high range):	\$960,356
NJC Design Fees (Design and Contingency):	\$2,171,346
Community Center Drive project:	\$750,000
Total Program (high range):	\$24,807,694

- Following the conclusion of the Design Development Phase, a third party estimator will provide an independent assessment of the Architect's working estimate. Our goal is to bring the total building project cost below \$18M, rather than the high-end \$19.2 cost indicated above. This is approximately in the middle of the Architect's cost range, so it is a realistic objective, and it would keep the total program cost below \$23M. If the independent estimate shows a significantly higher cost, the City will initiate another round of cost cutting prior to directing the Architect to proceed to Construction Document production.

Project Design Update: 100% Design Development scheduled for July 25, 2016.

Project Schedule Update:

- Design Development 100% - July 25, 2016.
- Design Reviews – Aug 2-3 (Feedback to 100% Design Development), then Aug 17-19
- Open House – Aug 18, 6:00 PM
- Construction Documentation (95%) – Anticipated end of Q4 2016.
- CMAR Addendum #1 Guaranteed Maximum Price – Anticipated end of Q1 2017.

Construction Contractor Procurement:

- RFP posted June 14, 2016.
- Pre-solicitation conference conducted June 23, 2016.
- Q&A's received through July 12; Addendum issued July 19
- Bids due August 2, 2016.

Northglenn Justice Center
July 25, 2016

RECOMMENDATION

None, information only.

STAFF REFERENCE

Steve Grace, PE, Operations Manager

sgrace@northglenn.org

303.450.4077

ATTACHMENTS

Attachment 1 – Architect’s current working estimate.



Project: Northglenn Police
Project Number: 158221
Date: 7-11-16

Date: 7-11-16

50% DESIGN DEVELOPMENT

[illegible]