

**PUBLIC WORKS DEPARTMENT
MEMORANDUM #5 – 2019**

DATE: February 11, 2019
TO: Honorable Mayor Carol Dodge and City Council Members
THROUGH: Heather Geyer, City Manager *HG*
FROM: Kent Kisselman, PE – Director of Public Works *KK*
SUBJECT: Northglenn Justice Center (NJC) – Project Budget Update

PURPOSE

The City Construction Project Team will provide a final project budget update to City Council for the construction of the Northglenn Justice Center.

BACKGROUND

The Justice Center construction project was initiated and approved by the 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. The ground breaking took place on April 14, 2017. Substantial completion occurred on August 10, 2018. A public grand opening was held on September 11, 2018.

The Building Construction Team:

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

BUDGET/TIME IMPLICATIONS

The base development costs to construct the building included: design and construction of the building, owner supplied furniture, fixtures and equipment, and roadway improvements and a new traffic signal.

Northglenn Justice Center	
Project Budget	\$24,290,895
Actual Cost	\$23,683,804
Available Funds/Cost Savings	\$607,091

The funding for construction was budgeted in the 2018 Capital Project budget. Remaining funds will go to fund balance.

SCHEDULE

The project schedule was accurately projected for the duration of the project. The project hit the two major milestones: substantial completion August 10, 2018 and the grand opening ceremony September 11, 2018.

WARRANTY

The warranty period began with the acceptance of the substantial completion date of August 10, 2018. The majority of the project will be under warranty for a period of two (2) years. Nate Haasis will continue to serve as the project manager for any warranty issues that arise.

LESSONS LEARNED

In today's construction environment, municipalities need to be able to manage funds with tighter budgets, shorter timelines and fewer resources. All projects involve levels of risk. Known and unknown. Positive and negative. Throughout the project, risk was managed by proactively identifying, analyzing, response planning/implementing, and monitoring. This level of due diligence created opportunities to increase the impact of positive risk (effective use of owner contingencies and hitting all schedule targets dates) and decreased the impact of negative risk (resulting in negative budget/schedule impacts). Effective and efficient application of project risk management tools and resources displayed throughout the project, by the entire Building Construction Team, created the opportunity for a successful project by balancing the influence of constraints and mitigating risk on the project.

STAFF REFERENCE

If Council members have any comments or questions they may contact Kent Kisselman, 303.450.4005, or kkisselman@northglenn.org.