

PARKS, RECREATION AND CULTURE MEMORANDUM
#27-2020

DATE: November 23, 2020

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*

FROM: Amanda J. Peterson, Director of Parks, Recreation & Culture *ajp*
Eric Ensey, Senior Planner
Nathan Haasis, PE, Senior Engineer

SUBJECT: NGCC Master Plan Phase I Implementation November Update

PURPOSE

To provide an update to City Council regarding the status of the Northglenn Civic Center (NGCC) Master Plan Phase I Implementation Project.

BACKGROUND

The implementation of Phase I of the NGCC Master Plan was initiated in April 2018. This includes the design and construction of the new Northglenn Recreation Center, Senior Center and Theatre, as well as the Memorial Parkway and associated infrastructure. Barker Rinker Seacat (BRS) was selected as the project architect, and Project One was selected to perform project management. In March 2019, a contract was awarded to FCI Constructors to serve as the Construction Manager/General Contractor (CMGC).

The contract with FCI was issued in three parts: the initial contract for preconstruction services, the Site Final Guaranteed Maximum Price (Site FGMP), and the Final Guaranteed Maximum Price (FGMP). As approved at the City Council meeting on Feb. 24, 2020, the total contracted amount with FCI is \$44,832,703, with a total contingency amount of \$3,931,295.

Site construction began in October 2019. Vertical construction started the following April.

Update

Facility Construction

During the past month, construction has begun on interior walls throughout the building. Work continues to progress on roof joists and decking. The underlayment for the exterior building skin was prepared and installed on the south end of the building, as was window framing. The outdoor patio for the Senior Center was poured this month; it is on the southeast corner of the building.

Site Infrastructure

Now that grading for the roadway that loops around the building is complete, the final grading along Memorial Parkway and the Festival Lawn has picked back up. As the grading is completed, the last of the soil stockpile will be exported from the site and any remaining sidewalks and site concrete will be poured.

Solar Power

FCI presented the RFP to be sent to solar vendors to the team for review. After approval, the package was sent out to bid.

Next Steps

Furniture Selection

Furniture selection is nearly complete. Staff and senior center members have seen some of the pieces in person. They made recommendations regarding comfort, style and durability to the design team, who will use this information to develop a competitive bid package.

Theatre Sculpture Placement

Mark Aeling and his team at MGA Sculpture Studio have coordinated with FCI on the physical placement of the lobby sculpture “Illumination” and will continue this process in the coming months. The two teams will ensure that the structural and electrical elements in the building will fully integrate with the sculpture through regular project check-in meetings.

Video

With the help of the project manager from FCI, the City’s Communications Department, and First Light Video Productions, the virtual jobsite tour video was completed this month. The video will be posted on the City’s website and social media once it is complete.

Key upcoming project milestones include:

- Furniture vendor RFP process – November and December 2020
- Photovoltaic vendor procurement – Fall and winter 2020

BUDGET/TIME IMPLICATIONS

COVID-19

At this time, COVID-19 has not caused any significant impacts to the project schedule. FCI is taking necessary precautions to monitor employees and contractors for symptoms, conducting daily safety briefings and enforcing social distancing protocols and mask wearing. FCI will notify the City when and if there are any specific, direct impacts to the project costs and/or schedule. Although many of the larger team meetings are still taking place virtually, construction inspections and site walks are done in person, as appropriate and necessary.

Permit Delay Notification

The permit delay notification presented in previous updates will be monitored as the project progresses. The project is currently tracking well after this initial hurdle was cleared, but as the project progresses, this schedule extension could result in additional contract extensions and adjustments from other vendors, including Project One and BRS. No action is required at this time, but if needed, will be brought to City Council.

Budget

The overall project budget has not changed since the last project update:

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|--------------------------------|---------|
| ○ Site construction | \$8.5M |
| ○ ADCO grant/site improvements | \$1.5M |
| ○ Building construction | \$32.5M |

○ Demolition/abatement	\$1M
○ Soft costs	\$11M
○ TOTAL	\$54.5M

Contracts and Amendments

These contracts and amendments have been entered into for this project as of the date of this update and are accounted for within soft and hard construction costs:

Vendor	Purpose	Date	Amount
Project One	Project management services	April 9, 2018	\$881,980
BRS	Architecture and engineering services	Oct. 22, 2018	\$3,675,866
Susan Stanton	P3 refinement	Jan. 11, 2019	\$20,000
FCI Constructors	CMGC (preconstruction services)	March 11, 2019	\$125,487
Group 14, PBC	Building commissioning	Aug. 26, 2019	\$73,319
Playtime, LLC	Indoor play structure	Sept. 9, 2019	\$100,000
FCI Constructors	Site package and building foundations FGMP	Oct. 14, 2019	\$9,012,588
Sport & Fitness	Fitness equipment	Jan. 27, 2020	\$198,440.60
FCI Constructors	Building package FGMP	Feb. 24, 2020	\$34,748,928
VTI	Security and access control	April 27, 2020	\$409,887
	Total budget authorized		\$49,246,495.60
	Remaining project budget to be allocated or authorized		\$5,253,504.40

Vendor changes to date:

Vendor – Change Number	Description	Date	Amount
BRS – Contract Value			\$3,675,866
ASP 001	A/V / paging design add	Feb. 7, 2019	\$35,725
ASP 002	Plat / rezone services add	June 21, 2019	\$13,100
ASP 003	Foundation design change	June 21, 2019	\$37,650
ASP 004	Sewer flow testing	Jan. 31, 2020	\$3,021
ASP 005	Running track modification	March 16, 2020	\$9,750
ASP 006	Private lifeguard office	Oct. 15, 2020	\$3,200
ASP 007	Fitness patio add alt	Oct. 15, 2020	\$3,400
New Total			\$3,781,712

FCI – Contract Value			\$43,887,003
PCCO 001	Storage room add, civil construction drawings updates	Dec. 16, 2019	\$48,873

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PCCO 002	ASI 1, slab drainage, allowance allocations	Jan. 24, 2020	\$0.00
PCCO 003	Foundation clarifications, Addendum 02 site costs	April 27, 2020	\$347,797
PCCO 004	Remainder of Addendum 02, City-approved value engineering changes, ADA parking at City Hall	May 1, 2020	\$549,030
PCCO 005	ASI 004 updates. Schedule general conditions updates with permit delay	June 17, 2020	\$467,732.09
PCCO 006	Judo mat hoist, track design and miscellaneous site repairs	July 27, 2020	\$10,910
PCCO 007	ASI 007, HVAC and lighting updates, and door coordination updates	Sept. 1, 2020	\$56,386
PCCO 008	ASI 010 Electrical per coordination	Sept. 21, 2020	\$25,431
PCCO 009	ASI 013, 014 – Electrical / AV coordination	Oct. 14, 2020	\$1,057
New Total			\$45,394,219.09
Project One Cumming – Contract Value			\$881,980
Change Order 01	Remove CIG scope of services	April 14, 2020	(\$101,345)
New Total			\$780,635

Upcoming contracts with anticipated costs:

Vendor	Purpose	Date	Estimated Amount
Furniture	Furniture for facility	November to December 2020	\$350,000
Photovoltaic	Solar array (estimated 25kW). This will be a change to FCI's contract.	Spring 2021	\$63,000

STAFF RECOMMENDATION

This item is for informational purposes only.

STAFF REFERENCE

If Council members have any questions they may contact Director of Parks, Recreation and Culture Amanda Peterson at 303.450.8950 or apeterson@northglenn.org.