

PARKS, RECREATION & CULTURE MEMORANDUM
#08-2019

DATE: March 25, 2019

TO: Honorable Mayor Carol Dodge and City Council Members

THROUGH: Heather Geyer, City Manager 

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

SUBJECT: Civic Center Master Plan Phase I Implementation March Update

PURPOSE

The purpose of this communication is to provide an update to City Council regarding the status of the Civic Center Master Plan Phase I Implementation project.

BACKGROUND

The implementation of Phase I of the Northglenn Civic Center Master Plan, which includes the design and construction of the new Recreation Center, Senior Center and Theatre, as well as Memorial Parkway and associated infrastructure, was initiated in April 2018. On April 9, 2018, City Council accepted the Concept Plan for the new Recreation Center, Senior Center and Theatre. At that same meeting, City Council approved a contract with Project One in the amount of \$881,980.00 to serve as the project management firm throughout the duration of the project. On October 22, 2018, the city entered into a contract with Barker Rinker Seacat Architecture (BRS) in the amount of \$3,675,866.00 for the architectural design and engineering services associated with Phase I. Design work began immediately following the contract award.

UPDATE

The team has completed the Schematic Design (SD) process, with the SD package delivered to the city by the design team on February 28, 2019. The SD package was presented to the Parks and Recreation Advisory Board on March 14, 2019. The SD package was presented to City Council at the study session on March 18, 2019. The SD presentation has been posted on the City's website at www.northglenn.org/newreccenter for the public.

Staff is continuing to work through the entitlement process, and intends to proceed with a rezoning of the entire property to Mixed-Use Corridor, which is a new zoning district established through the adoption of the Unified Development Ordinance. The rezoning request will be presented to Planning Commission for recommendation and City Council for approval. Future entitlement steps will include application for a Site Plan as well as a Subdivision Plat Amendment. The current plan for the first entitlement submittal is May 10th, with a City Council briefing in early August. The final PUD is estimated to be complete by August 30th.

The project team has completed the process of selecting a Construction Manager/General Contractor (CMGC). On Monday, March 11, City Council approved the Construction

Manager/General Contractor (CMGC) Agreement and Preconstruction Fee and Scope for FCI Constructors. Now that FCI is on board, their team will be attending these workshops to provide constructability, schedule and cost input into the design and project. FCI has begun reviewing the SD package for scope and budgeting with an anticipated review date with the project team on April 4, at which time FCI will deliver the Initial Guaranteed Maximum Price (IGMP). This pricing package will be a refinement to the concept pricing that was delivered with FCI's RFP response.

The project team, including both staff and consultants, has scheduled the first Design Development (DD) workshop on April 25 to review progress, answer scope questions, and confirm design intent with the BRS team.

The DD phase takes the program-refined SD's and further brings the design concepts and themes closer to a constructible form. Once the DD phase is complete, the project will move into Construction Documents (CD's). The CD's will split between Site and Building Construction at this step to allow the CMGC to begin site construction by Fall 2019 while the Building construction concepts are finalized. This phasing allows for the Building CD's to be ready after the foundation and site utilities scope has been completed from the Site CD's. The design process remains on schedule.

Key upcoming project milestones include:

Project Team SD Package In-Depth Review	March 28, 2019
FCI Issues IGMP	April 4, 2019
DD Workshop #1 (Staff and Consultant Team)	April 25, 2019
DD Workshop #2 (Staff and Consultant Team)	May 16, 2019
DD Workshop #3 (Staff and Consultant Team)	June 6, 2019
DD Workshop #4 (Staff and Consultant Team)	July 11, 2019
City Council Review of DDs	August 19, 2019
Public Input for Aquatics Features	During DD
Public Input for Indoor Playground Theming	During DD
Public Input for Preschool Playground	During DD

With the current progress of site planning and design, the team anticipates construction to begin in the fall of 2019. Staff intends to continue to bring forward regular project updates monthly, throughout the duration of design and construction. The next project update will be on April 22, 2019.

BUDGET/TIME IMPLICATIONS

There have been no changes to the project budget at this time. The following is the initial budget summary:

Site Construction	\$8.5M
Building Construction	\$32.5M
Demolition/Abatement	\$1M
Soft Costs	\$11M
TOTAL	\$53M

The initial budget summary break-down includes hard and soft costs from design through construction. As part of the pre-construction services, the CMGC will work with BRS and the City to develop the IGMP and ensure that the current design scope is in alignment with the City's initial budget summary. Throughout the design process the CMGC will continuously provide greater detail in the breakdown of the IGMP in an effort to finalize the Final Guaranteed Maximum Price (FGMP). The FGMP cannot exceed the IGMP and will be the responsibility of the CMGC and BRS to bring the FGMP within the total project budget at their expense.

The following contracts have been entered into for this project as of the date of this project update and are accounted for within soft costs:

Vendor	Purpose	Date	Amount
Project 1	Project management services	April 9, 2018	\$881,980
BRS	Architecture and engineering services	October 22, 2018	\$3,775,866
Susan Stanton	P3 Refinement	January 11, 2019	\$20,000
FCI Constructors	CMGC (Preconstruction Services)	Mar 11, 2019	\$125,487.44

Staff anticipate the following future soft costs, specific costs will be presented to City Council when available:

- Plat Services
- FFE
- Commissioning
- Building Envelope Consultant

The recent contingency log and change order items this month are summarized below.

Architect and Engineering Contingency Log

1	Audio Visual Design	\$35,725
Contingency Authorized		\$35,725
Total Design Contingency		\$100,000
Remaining Design Contingency		\$64,275

STAFF REFERENCE

If Council members have any comments or questions they may contact Amanda Peterson at 303.450.8950 or by email at apeterson@northglenn.org.