

**PARKS, RECREATION & CULTURE MEMORANDUM**  
**#20-2019**

**DATE:** July 22, 2019

**TO:** Honorable Mayor Antonio B. Esquibel 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:** Civic Center Master Plan Phase I Implementation July Update

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**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. Barker Rinker Seacat was selected as the project architect, and Project One was selected to perform project management. In May 2019, a contract was awarded to FCI Constructors to serve as the Construction Manager/General Contractor (CMGC) for the project.

The schematic design (SD) was completed at the end of February and presented to City Council at the meeting on March 18. Since that time, staff and the design team have continued work on the Design Development (DD) phase of the design process.

The last general update was provided at the regular meeting on April 22, 2019, with more targeted updates regarding preliminary pricing and street naming taking place in May and June.

**UPDATE**

Each of the City Council feedback requests from the April update, as identified below, have been responded to and incorporated into the Design Development (DD) drawings.

- ADA access to the warm water jetted seating area in the leisure pool
- Safety concerns regarding the parking on Memorial Parkway
- Site Parking
- Senior Center Signage
- Square footage of the leisure pool

At the June 3, 2019 City Council Study Session, staff presented the preliminary cost estimates and the Initial Guaranteed Maximum Price (IGMP) of \$42,734,379 from FCI Constructors (FCI). Staff provided a narrative report outlining the continued adjustments to the building square footage and layout to stay within the city's budget for this project. Although the initial pricing was still over the budget target at that point in time, the project team feels confident that there are items identified for further cost reduction through the DD phase that will bring the final project costs within the budget. A trend log has been developed that tracks each of the items that were

moved out of the scope to align the pricing with the budget while still maintaining the original program intent. As design progresses and costs narrow further, these trend log items are available for the project staff to maintain and potentially add back into the project scope. At that time, staff also received direction to move forward with a grant request through the Adams County Open Space program for the outdoor components of the project.

The DD drawing and pricing review is scheduled to be presented to City Council in mid-October. These drawings will be the most up to date, and will include all of the changes that have been made since the SD package review this past March. Once the DD package is complete, BRS and the rest of the design team will begin work on the Construction Design (CD), which is the final design phase.

The most recent Site Development Plan (SDP) package was submitted to the city's planning department on July 9, 2019. The city's planning and development staff is in process of reviewing this package, and will provide comments back to the design team. The final SDP approval is still estimated to be complete by late August 2019.

At the June 17, 2019 City Council Study Session, staff opened a discussion with City Council regarding a street naming process and presented a proposed timeline. City Council provided direction to staff to move forward with a public engagement process to identify possible street names. An overview of the proposed process was provided at the July 1, 2019 regular meeting. City Staff provided an opportunity for input regarding street names to the public at the city's July 4<sup>th</sup> Festival. These findings, along with a proposed building address will be presented to City Council at the August 5, 2019 Study Session.

Requests for Proposals (RFP's) have been issued to secure a vendor to provide equipment for the indoor play area, the cardio and weight room, the building envelope and HVAC commissioning. These are all identified expenses within the soft costs of the project. Staff and the design team are reviewing these proposals, and will be bringing contracts forward at the appropriate time for City Council consideration.

Public input for several design elements began in mid-July. The city has contracted with Elizabeth Monaghan to help facilitate this portion of the public engagement process. This engagement will be targeted, in an effort to reach the appropriate user group for each element. To begin, input regarding the leisure pool play elements, such as the toddler slide, geysers or spray features and interactive elements, will be sought during swim lessons, with day camp participants and on social media. The senior patio furniture engagement will target our older adults who utilize the senior center, senior fitness classes and other older adults in the community. During this process we will also be seeking input regarding the indoor play area and the outdoor preschool playground.

Three DD workshops have been completed through the date of this update, with the next and final DD workshop scheduled for July 25, 2019. The next step in this design workshop process will be CD workshops. The first of these planned dates is outlined below. These workshops will be utilized to further refine the project details and coordination steps between project staff and the design team.

Key upcoming project milestones include:

Public Input for Aquatics Features	July 2019
Public Input for Indoor Playground Theming	August 2019
Public Input for Preschool Playground	September 2019
DD Workshop #4 (Staff and Consultant Team)	July 25, 2019
City Council Review of Street Names and Address	August 5, 2019
CD Workshop #1 (Staff and Consultant Team)	October 3, 2019
City Council Review of DD Report (Building)	October 7, 2019
City Council Approval of Site FGMP	October 7, 2019
Groundbreaking Ceremony (Site)	October 14-31, 2019
City Council Approval of Building FGMP	Q1 2020

The site planning and design has remained on schedule and the team anticipates construction to begin in October 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 August 26, 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
<b>TOTAL</b>	<b>\$53M</b>

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 ensure that the current design is in alignment with the City’s budget summary. Throughout the remainder of 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 One	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)	March 11, 2019	\$125,487.44

	<b>Total Budget Authorized</b>		<b>\$4,803,333.44</b>
	<b>Remaining Project Budget to be Allocated / Authorized</b>		<b>\$48,196,666.56</b>

Staff anticipates the following future soft costs. Specific costs will be presented to City Council when available:

- FFE, Including, but not limited to:
  - Fitness Equipment
  - Indoor Play Equipment
  - Scene shop equipment
  - Furniture, desks, chairs, etc.
- HVAC System Commissioning
- Building Envelope Consultant

The recent contingency log and change order items to date are summarized below. There have been no change orders issued since the last update.

**Architect and Engineering Contingency Log**

1	Audio Visual Design	\$35,725
2	Plat Services and Rezoning	\$13,100
3	Foundation Design	\$37,650
Contingency Authorized		<b>\$86,475</b>
<b>Total Design Contingency</b>		<b>\$100,000</b>
<b>Remaining Design Contingency</b>		<b>\$13,525</b>

**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](mailto:apeterson@northglenn.org).