



PARKS, RECREATION AND CULTURE MEMORANDUM
#03-2021

DATE: January 25, 2021

TO: Honorable Mayor Meredith Leighty 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: NGCC Master Plan Phase I Implementation January 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

During the past month, crews have begun priming and painting the theatre. They have also started the installation of the elevator on the theatre side of the building; this work is expected to continue over the next few months. Ductwork is being installed in the pool area. Once that is complete, the layout of the heating/ventilation/air conditioning (HVAC) mechanical equipment can begin. The exterior veneer products continue to be installed and are progressing around several areas of the building, with work currently concentrated on the east face of the building.

On the exterior of the building, concrete has been put in place at the south entry of the facility. Other major site improvements will be on hold throughout the winter months, with landscaping installation planned for this spring and summer.

Solar Array

The addition of a small solar array is proceeding, utilizing cost savings that have been realized from other project components. FCI received bids back from three qualified vendors and will have a subcontractor agreement with the selected firm by the end of this month. Although the solar

vendor will be a subcontractor of FCI and not directly contracting with the City, FCI welcomed input from the staff team. The staff team, along with Project One, reviewed each of the submitted proposals and held two meetings with FCI to review the bids, request additional information and discuss the strengths and weaknesses of each proposal. Based on these discussions, the team has recommended moving forward with Custom Solar based on pricing, options and the overall package that they brought forward.

NEXT STEPS

The furniture RFP has been completed and will be posted for public bidding this month. Each of the vendors that worked with the team throughout the furniture selection process will be notified that the bidding process is open. Proposals are due in February.

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.

Key upcoming project milestones include:

- Furniture vendor RFP process – January and February 2021
- Photovoltaic vendor procurement – Spring 2021

TIME IMPLICATIONS

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.

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:

○ 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:

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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
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

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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
PCCO 010	ASI 008, 12, 16 – Electrical / Tech / Civil grading	Nov. 2, 2020	\$40,715
New Total			\$45,434,934.09
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	March 2021	\$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.