



**PARKS, RECREATION & CULTURE MEMORANDUM
#6-2021**

DATE: Feb. 22, 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 February 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

The theatre side of the building is progressing well with some finishes going in such as wall and floor tile, and even millwork in the green room and rehearsal. The elevator cab is installed in this side of the building, as well. The joists in the pool area are being painted and will allow for the finish concrete coats to begin next month.

On the exterior of the building, siding installation has started on the north face of the building, which can be seen by passers-by on I-25. Other major site improvements have wrapped up for the winter months, with landscaping installation planned for this spring and summer.

The solar array subcontractor has been selected and has begun finalizing the design details and project scope. City staff and construction partners reviewed and discussed the project scope and have inquired what the cost and energy impact would be to extend the solar array across the entire south section of the roof that sits atop the recreation entrance. If there is a significant benefit in doing so, a larger solar array may be considered.

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.

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:

- Theatre equipment installation starts March 2021

The team will continue to develop and refine a transition plan to ensure that the process of purchasing owner-provided equipment, staff training, moving and the grand opening can proceed in a manner that is as smooth as possible.

BUDGET/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.

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:

| 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 |

NGCC Master Plan Phase I Implementation February Update

Feb. 22, 2021

Page 3 of 4

| | | | |
|------------------|---|----------------|------------------------|
| 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 |
| 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 |

NGCC Master Plan Phase I Implementation February Update

Feb. 22, 2021

Page 4 of 4

| | | | |
|---|---|----------------|------------------------|
| 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 |
| PCCO 011 | ASI 015, Thermax painting | Dec. 9, 2020 | \$30,752 |
| New Total | | | \$45,465,686.09 |
| 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 |

STAFF RECOMMENDATION

This item is for informational purposes only.

STAFF REFERENCE

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