

**PARKS, RECREATION & CULTURE MEMORANDUM  
#10-2021**

**DATE:** March 22, 2021

**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 March Update

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**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 has progressed to the point that the theatrical rigging systems are beginning to be installed. The installation of the rigging will continue over the next few months, and will eventually allow for theatrical lighting, sets, curtains and other implements to be moved into the fly space or onto the stage during a production. Tile is wrapping up in hallways and restrooms and countertops have been installed in several areas.

The large windows in the fitness area are being installed; this will have a huge impact on the appearance of the front entryway and will allow users to look out over Festival Lawn. On the lower level, gym equipment such as basketball hoops have started to be installed, and in the natatorium, cabanas have started to receive their first coat of paint.

The solar array discussion continues on the possibility of extending the array, though a final determination about the size has not yet been made. Staff is assessing the cost difference between the two potential array sizes as it relates to the anticipated energy savings in the years to come.

**NEXT STEPS**

The furniture proposals were received on March 10, 2021, and the team is reviewing with BRS to determine which proposal(s) are the best fit for the project. Staff anticipates bringing a contract(s) forward to City Council for consideration at the April 12, 2021, meeting.

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.

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
Susan Stanton	P3 refinement	Jan. 11, 2019	\$20,000

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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
	<b>Total budget authorized</b>		<b>\$49,246,495.60</b>
	<b>Remaining project budget to be allocated or authorized</b>		<b>\$5,253,504.40</b>

Vendor changes to date:

<b>Vendor – Change Number</b>	<b>Description</b>	<b>Date</b>	<b>Amount</b>
<b>BRS – Contract Value</b>			\$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
<b>New Total</b>			<b>\$3,781,712</b>
<b>FCI – Contract Value</b>			\$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
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
<b>New Total</b>			<b>\$45,465,686.09</b>
<b>Project One Cumming – Contract Value</b>			\$881,980
Change Order 01	Remove CIG scope of services	April 14, 2020	(\$101,345)
<b>New Total</b>			<b>\$780,635</b>

Upcoming contracts with anticipated costs:

<b>Vendor</b>	<b>Purpose</b>	<b>Date</b>	<b>Estimated Amount</b>
Furniture	Furniture for facility	April 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](mailto:apeterson@northglenn.org) or 303.450.8950.

**ATTACHMENT**

1. Construction progress photos



# New Recreation Center, Senior Center & Theatre





# New Recreation Center, Senior Center & Theatre

Theatre & Senior  
Center Entrance





# New Recreation Center, Senior Center & Theatre

## Community Rooms





# New Recreation Center, Senior Center & Theatre



**Tile,  
Drywall  
& Paint**







# New Recreation Center, Senior Center & Theatre

Gymnasium





# New Recreation Center, Senior Center & Theatre

Fitness

