



PARKS, RECREATION & CULTURE MEMORANDUM
#12-2021

DATE: April 26, 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 April 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

In the theatre area, the side walls have progressed well, and the rigging installation continues in the stage area. The theatre entrance now has a complete wood-look ceiling and the installation of the aluminum storefront has started. Work has begun to install the ceiling grid in the hallways and community rooms, which will make a big impact on the look of the rooms over the coming weeks. Tile and millwork continue throughout this side of the building.

In the preschool area, tile installation has started in the restrooms and the outdoor awnings over the windows are now in place. The pool scaffolding has been removed and the finishing of the raw concrete edges has started. This will change the appearance of the pools as each finishing coat will result in a smoother, more refined finish.

After consideration of the pros and cons of the extended solar array, the team has determined that it is appropriate to move forward with the array extension. The larger array will result in greater solar power generation while maintaining the financial return on the investment.

NEXT STEPS

Working Spaces has been identified as the lowest responsible bidder to provide furniture for the facility. The vendor has initiated basic preparatory steps, including measuring the space and laying out the selected furniture pieces in the final floor plan in preparation for issuance of a purchase agreement, scheduled for Council consideration on April 26.

Mark Aeling and his team at MGA Sculpture Studio have continued to coordinate with FCI on the physical placement of the lobby sculpture “Illumination,” with the most recent check-in meeting held during early April. Aeling and his team are completing their design and securing materials so that fabrication can begin.

Also in early April, the internal project team met with staff for a transition plan kickoff. The goals for the team over the next several months are to define and quantify exactly what needs to be moved, purchased or donated, what training needs exist and what procedures need to be developed or updated, as well as determine the timing and person responsible for each of the identified tasks. Concurrently, the team is working with the City’s Events Division to plan the grand opening celebration.

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

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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	\$400,261.04
	Total Budget Authorized		\$49,236,869.64
	Remaining project budget to be allocated or authorized		\$5,263,131.36

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

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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
PCCO 011	ASI 015, Thermax painting	Dec. 9, 2020	\$30,752
PCCO 012	ASI 017 Electrical changes	Feb. 23, 2021	\$3,868
PCCO 013	Extended solar array	March 16, 2021	\$48,010
New Total			\$45,517,564.09
Project One Cumming – Contract Value			\$881,980
Change Order 01	Remove CIG scope of services	April 14, 2020	(\$101,345)
New Total			\$780,635
VTI Security			\$400,261.04
Contingency add	Adjust contract for contingency usage	April 12, 2021	\$70,000
Subtotal			\$470,261.04
Change order package	128214: ASI 018 – Patio door changes 128229: RFI 433 - Remote access release 128691: Access control updates per hardware meetings 128506: Surveillance updates per submittal review 132600: Surveillance adds per site walk	April 14, 2021	\$59,285.56

	132663: Surveillance adds per site walk (panic buttons) 132003: AC updates in preschool (intercoms)		
Contingency remaining			\$10,714.44

Upcoming contracts with anticipated costs:

Vendor	Purpose	Date	Estimated Amount
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 or 303.450.8950.

ATTACHMENT

1. Construction progress photos



New Recreation Center, Senior Center & Theatre



Theatre





New Recreation Center, Senior Center & Theatre



**Theatre & Senior
Center Entrance**





New Recreation Center, Senior Center & Theatre

Leisure Pool





New Recreation Center, Senior Center & Theatre



**Tile,
Drywall
& Paint**





New Recreation Center, Senior Center & Theatre

Gymnasium & Indoor Track





New Recreation Center, Senior Center & Theatre

