



**PARKS, RECREATION & CULTURE MEMORANDUM**  
**#17-2021**

**DATE:** May 24, 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 May 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**

Many of the finished materials are beginning to be put into place in the theatre. The rigging is nearing completion, the stage flooring is being laid, the seats are in place and the carpet is being installed.

On the active recreation side of the facility, flooring and finishes are beginning. The concrete pool deck has been poured and tied into the drainage system, and tile is being installed in the locker rooms and around the perimeter of the pool. The flooring in the gym has arrived on site and will sit in the building for several weeks to acclimate before installation starts.

The rooftop heating and air conditioning units are now prepared for start-up, which will allow the building to transition from temporary service to permanent. The solar array installation has begun on the vaulted roof and will continue for several weeks. Once the panel install is complete, the system will be connected, commissioned, and then ultimately grid-connected.

### **NEXT STEPS**

The furniture vendor, Working Spaces, has completed their initial furniture list to confirm each furniture piece, its finishes and intended location for staff review. Once the team and BRS have completed a review of this document, Working Spaces can issue a final version and the furniture order can be placed.

The artist for the theatre lobby sculpture, MGA, has confirmed the dimension of the mounting bracket with support from FCI. The MGA team will now begin fabrication of the custom piece in anticipation of installation in September.

The internal project team continues to meet bi-weekly for the building transition planning. The latest steps completed are a compiled inventory list, fixtures and needs list, and a schedule for team steps. This group will continue to define the new building needs for small items, such as shelving, office supplies, and other necessary equipment to open the new facility. Another critical step that is currently in process is to determine what equipment from the existing facility can be donated to another municipality or nonprofit entity and to quantify what items have reached the end of their useful life and need to be disposed of.

### **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 anticipated to arise at this point in the project, 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:

<b>Vendor</b>	<b>Purpose</b>	<b>Date</b>	<b>Amount</b>
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	\$400,261.04
Working Spaces	Furniture	April 26, 2021	\$324,831.47
	<b>Total Budget Authorized</b>		<b>\$49,561,701.11</b>
	<b>Remaining project budget to be allocated or authorized</b>		<b>\$4,938,299.89</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

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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
PCCO 012	ASI 017 Electrical changes	Feb. 23, 2021	\$3,868
PCCO 013	Extended solar array	March 16, 2021	\$48,010
PCCO 014	Theatre office updates, additional topsoil import	April 12, 2021	\$0
PCCO 015	Sprinkler updates, HVAC updates, elevator code changes	April 12, 2021	\$0
<b>New Total</b>			<b>\$45,517,564.09</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>
<b>VTI Security</b>			\$400,261.04
Contingency add	Adjust contract for contingency usage	April 12, 2021	\$70,000
<b>Subtotal</b>			<b>\$470,261.04</b>

<p>Change order package</p>	<p>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                      132663: Surveillance adds per site walk (panic buttons)                      132003: AC updates in preschool (intercoms)</p>	<p>April 14, 2021</p>	<p>\$59,285.56</p>
<p><b>Contingency remaining</b></p>			<p><b>\$10,714.44</b></p>

**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 & Culture, at [apeterson@northglenn.org](mailto:apeterson@northglenn.org) or 303.450.8950.

**ATTACHMENT**

1. Construction progress photos



# New Recreation Center, Senior Center & Theatre

## Theatre Seats





# New Recreation Center, Senior Center & Theatre

## Box Office Lighting





# New Recreation Center, Senior Center & Theatre

Lower Lobby







# New Recreation Center, Senior Center & Theatre

Pool





# New Recreation Center, Senior Center & Theatre

Entry Sign





# New Recreation Center, Senior Center & Theatre

## Conference Room





# New Recreation Center, Senior Center & Theatre

## Senior Lounge





# New Recreation Center, Senior Center & Theatre

## Catering Kitchen





# New Recreation Center, Senior Center & Theatre

## Gymnasium

