




**PUBLIC WORKS DEPARTMENT  
MEMORANDUM #2017 – 04**

DATE: January 9, 2017  
TO: Honorable Mayor Joyce Downing and City Council Members  
FROM: James A. Hayes, AICP – City Manager   
James S. May – Chief of Police   
David H. Willett – Director of Public Works   
SUBJECT: **Discussion Item**  
Northglenn Justice Center (NJC) Design Update - January

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**PURPOSE**

The Northglenn Justice Center is a 45,000 square foot facility that will house the Police Department and Municipal Court. City Council will be provided with a monthly update on the project through design, construction, start-up, and occupancy. This is the January update.

**BACKGROUND**

The Justice Center project was initiated and approved through City Council. The first phase of the project consisted of a *special needs assessment* which was completed in 2014. The second phase of the project focusses on the *engineering and design* of the building which began in February 2016 and is currently ongoing.

The building general contractor is being hired through a “*Construction Manager at Risk*” type contract which engages the general contractor during the engineering and design phase of the project. The general contractor joined the team in October 2016. Upon completion of the design, with input from the contractor, a guaranteed maximum price to complete the project will be submitted by the contractor to the City.

The Team:

- City of Northglenn, owner
- Hoeffler Wysocki Architects (HWA), engineering and design
- FCI Construction, Inc. (FCI), general contractor

**BUDGET IMPLICATIONS**

Project Cost Update – FCI received the executed contract on October 13<sup>th</sup> and they are now currently engaging subcontractors on pricing at 30% CD's. Early November project costs were coming in higher than the desired budget and the team implemented a value engineering process. The process is currently ongoing and will continue through the 75% design drawings set. The current site and building cost, and FCI (fee and contingency) now stands at \$19.53M.

As of now the current total project cost is illustrated in the table below:

COMPONENT	COST (\$M)
Site/Building, FCI (fee & Cont.)	\$19.53
Engineering and Design	\$2.10
FFE (owner)	\$0.85
Road/Traffic Signal (Comm Ctr Dr)	\$0.35
<b>Total Project Cost (estimated)</b>	<b>\$22.83</b>

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Project Design Update – HWA has begun preparing the construction documents in partnership with the FCI Construction and the City.

### **SCHEDULE/TIME IMPLICATIONS**

Project Schedule Update:

- January 20th – 75% Design
- February 24<sup>th</sup> – Bid/Permit Design
- March 20<sup>th</sup> – issue Guaranteed Maximum Price (GMP)
- March 27<sup>th</sup> – submit GMP to City Council for consideration

Financing Schedule:

- Certificates of Participation (COP's) – February 13<sup>th</sup> (1<sup>st</sup> Reading), February 27<sup>th</sup> (2<sup>nd</sup> Reading)
- Issue COP's – March 2017

Land Use Entitlement Schedule:

- Zoning – March 13<sup>th</sup> (1<sup>st</sup> Reading), March 27<sup>th</sup> (2<sup>nd</sup> Reading)

Ground Breaking Timeline:

- Notice to Proceed – Q2 2017

Current Issues – None that staff is aware of.

### **RECOMMENDATION**

None, information only.

### **STAFF REFERENCE**

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### **ATTACHMENTS**

None