



**PUBLIC WORKS DEPARTMENT  
MEMORANDUM #2017 – 53**

DATE: September 25, 2017  
TO: Honorable Mayor Joyce Downing and City Council Members  
FROM: James A. Hayes, AICP – City Manager   
David H. Willett – Director of Public Works   
SUBJECT: City Council Discussion Item  
Northglenn Justice Center (NJC) Construction Update

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**PURPOSE**

The City Construction Project Team will provide an update to Council on project status of the Justice Center project at the end of every month. This is the September 2017 update.

**BACKGROUND**

The Justice Center construction project was initiated and approved through City Council on March 27, 2017. FCI Constructors provided the City with a Guaranteed Maximum Price (GMP) to complete all site work and the building construction. Ground breaking occurred April 14, 2017.

The Building Construction Team:

- City of Northglenn, Owner
- Hoeffler Wysocki Architects (HWA), architecture and engineering
- FCI Constructors, Inc. (FCI), construction manager

**CONSTRUCTION ACTIVITY**

During the month of August the contractor will be focused on completing the structural steel frame. The last shipment of steel was delivered on August 18<sup>th</sup>. The contractor is expected to complete the steel framing roof system this month. The elevator shaft concrete walls have been installed and second floor steel decking topped by concrete is also now complete. Limited backfilling around the building is expected to occur in the near future.

**BUDGET/TIME IMPLICATIONS**

FCI has been working with staff over the last couple of months to compile pricing for the Community Center Drive/Traffic Signal Improvement project. The project is included in the Base Development Cost table presented to Council on March 27, 2017 (also shown below). FCI has priced the ancillary road/signal development project at \$368,424 which is significantly under the placeholder cost of \$500,000. Staff is aiming for the October 9<sup>th</sup> regular Council meeting for formal presentation of the project and consideration for approval of an Addendum to the FCI GMP contract.

FCI - GMP	\$19.87
HWA – Architecture and Engineering	\$2.00
FFE (owner)	\$0.60
Road/Traffic Signal	\$0.50
<b>Base Development Cost (estimate)</b>	<b>\$22.97M</b>

Thus far in September there have been no delays for weather. The project is on schedule.

**CONTINGENCY/CHANGE ORDERS**

The recent contingency log and change order items this month are shown in yellow highlight.

***Contractor's Contingency Log***

1	Void Form System	\$116,027
2	Metal Panel Mock Up	\$2,500
3	Roof Clips Warranty	\$10,179
4	Added Type S1 Automated Door	\$12,990
5	100% CD Release	\$148,887
6	Utility (Water, Sewer, Storm) Elevation Lowering	\$19,144
7	Seismic Design, Victim Advocate Room, Fan Boxes	(\$105,151)
8	Utility Plan, Plumbing Changes	(\$3,146)
9	Generator Deduct	(\$19,288)
10	MSE East Wall Elevations	\$4,709
11	Water Line Changes and Accomma Street Repairs	(\$1,343)
12	Factory Paint Section Doors	\$4,545
<b>Total Contingency Authorized</b>		<b>\$190,053</b>
<b>Construction Contingency</b>		<b>\$545,460</b>
<b>Remaining Construction Contingency</b>		<b>\$355,407</b>

***Change Order Log (encumbered from owner's contingency)***

N/A	Original CMAR Contract/Pre-Construction Fee	\$48,456
1	Amend original contract to include Guaranteed Maximum Price, includes contractor Fee and contractor contingency	\$19,863,150
1A	Comm Dr Roadway and Traffic Signal Improvements	\$XXX,XXX
<b><i>Owner's Contingency</i></b>		
2	Perimeter drain – up size piping (4' to 6"), add cleanouts	\$32,188
3	Structural fill adjacent to 14' front concrete wall	\$11,878
4	Glass façade change – store front to Curtain Wall	\$18,355
5	Defensive Tactics Room	\$13,929
<b>Total Contingency Encumbered</b>		<b>\$76,350</b>
<b>Owner's Contingency (3% of \$19,863,150)</b>		<b>\$595,895</b>
<b>Remaining Owner's Contingency</b>		<b>\$519,545</b>

**STAFF REFERENCE**

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**ATTACHMENT**

5-Week Short Interval Schedule Calendar

**Northglenn Justice Center**  
5 - Week Short Interval Schedule



**Northglenn Justice Center**

Work Items	Month	September							October							November														
	Day	S	M	T	W	TH	F	S	M	T	W	TH	F	S	M	T	W	TH	F	S	M	T	W	TH	F					
	Date	9/9	9/11	9/12	9/13	9/14	9/15	9/16	9/18	9/19	9/20	9/21	9/22	9/23	9/25	9/26	9/27	9/28	9/29	9/30	10/2	10/3	10/4	10/5	10/6	10/7	10/9	10/10	10/11	10/12
<b>BUILDING</b>																														
<b>STRUCTURAL STEEL complete by Sept 20th</b>																														
BENT PLATE AT ROOF																														
COMPLETE DETAIL WORK POUR 2																														
MEP ON METAL DECK POUR 2																														
WIRE MESH AND FORMWORK POUR 2																														
POUR #2 EAST MAIN DECK AND ROTUNDA																														
POUR STAIR TREADS																														
STAIR TEMP HANDRAILS																														
ROOF DECKING																														
BALCONY ROOF CURBS																														
RAISED SLABS AND LOCKER CURBS																														
<b>FOUNDATION</b>																														
INSTALL WATERPROOFING AND INSULATION																														
BACKFILL NORTH FOUNDATION WALL																														
FORM/POUR HONCHES NORTH FOUNDATION																														
<b>LOWER LEVEL WEST</b>																														
DETENTION DOOR FRAMES																														
INTERIOR MASONRY PRIORITY WALLS																														
MEP ROUGH IN IN CMU																														
SET HALLOW METAL FRAMES																														
PRIORITY WALLS LIGHT GAGE FRAMING																														
DUCT MAINS																														
FIRE SPRINKLER MAINS																														
MAIN ELECTRICAL DISTRIBUTION																														
OVERHEAD HYDRONIC AND PLUMBING LINES																														
INTERIOR MASONRY WALLS																														
AEROCLAVE DIINFECTANNT ROUGH IN																														
OVERHEAD LOW VOLTAGE																														
<b>LOWER LEVEL EAST</b>																														
INTERIOR MANSONRY PRIORITY WALL																														
MEP ROUGH IN CMU																														
SET HALLOW METAL FRAMES																														
PRIORITY WALLS LIGHT GAGE FRAMING																														
DUCT MAINS																														
FIRE SPRINKLER MAINS																														
MAIN ELECTRICAL DISTRIBUTION																														
<b>EXTERIOR SKIN - SOUTH</b>																														
EXTERIOR GREY CMU AT SALLY PORTS																														
METAL STUD FRAMING AT BALCONY																														
EXTERIOR FRAMING (SOUTH FINISHED BY OCT 11TH)																														
BACKING/BLOCKING																														
EXTERIOR SHEATHING																														
AIR BARRIER																														

Client: City of Northglenn  
Project Name: NJC  
Location: Northglenn, Colorado  
Project No: 30-16-048



