



**PUBLIC WORKS DEPARTMENT  
MEMORANDUM #2017 – 69**

DATE: December 4, 2017

TO: Honorable Mayor Carol Dodge and City Council Members

FROM: James A. Hayes, AICP – City Manager   
David H. Willett – Director of Public Works 

SUBJECT: **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 November 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
- Hoeffer Wysocki Architects (HWA), architecture and engineering
- FCI Constructors, Inc. (FCI), construction manager

**CONSTRUCTION ACTIVITY**

During the month of November the contractor completed backfilling of the foundation and the surrounding site grading. The exterior shell, interior masonry work, partition work, and roofing will be the focus of the contractor over the next several months.

**BUDGET/TIME IMPLICATIONS**

During November there were no delays as a result of weather.

**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 Acoma Street repairs	(\$1,343)
12	Factory paint on section doors	\$4,545

Northglenn Justice Center  
December 4, 2017 (November Update)

13	Acoustical panel credit	(\$18,140)
14	Added sprinkler heads in holding cells	\$2,685
15	Roof curbs	\$1,229
16	Glazing for sectional doors	\$2,137
17	Evidence storage lockers/proxy cards	\$57,804
18	Grout perimeter wall of cell blocks	\$2,929
19	IT room fire sprinkler system – dual system required	\$12,799
20	Video recording server space upgrade to 90 days	\$3,609
21	Freeze-less roof hydrants on balconies	\$5,938
Total Contingency Authorized		\$261,043
<b>Construction Contingency</b>		<b>\$545,460</b>
<b>Remaining Construction Contingency</b>		<b>\$284,417</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 GMP	\$19,863,150
1A	Comm Dr Roadway and Traffic Signal Improvements	\$368,444
<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 to storefront to curtain wall	\$18,355
5	Defensive tactics room	\$13,929
6	Adjustments to Court waiting room, corridor design, and mechanical items (thermostats and CO2 sensors)	\$31,584
7	Architectural interior – fl plans, dr locations, switches, window detail	\$19,768
8	Added fire alarms per North Metro Fire	\$17,688
Total Contingency Encumbered		\$145,390
<b>Owner's Contingency (3% of \$19,863,150)</b>		<b>\$595,895</b>
<b>Remaining Owner's Contingency</b>		<b>\$450,505</b>

**STAFF REFERENCE**

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**ATTACHMENT**

None