



**PUBLIC WORKS DEPARTMENT
MEMORANDUM #2017 – 12**

DATE: February 27, 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 - February

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 February 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
- Hoeffter 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, 2016. FCI is currently engaging subcontractors on pricing. The process is currently ongoing and will continue through the bid/permit design set which is expected February 24th.

There are no updates (from January) to total project cost as illustrated in the table below:

COMPONENT		COST (\$M)
Site/Building, FCI (fee & Cont.)		\$19.53
Engineering and Design		\$2.00
FFE (owner)		\$0.85
Road/Traffic Signal (Comm Ctr Dr)		\$0.35
Total Project Cost (estimated)		\$22.73

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 – (early) Construction Documents (50% CD)
- ☐ February 24th – (bid/permit) Construction Documents (75% CD)
- ☐ March 20th – issue Guaranteed Maximum Price (GMP)
- ☐ March 27th – submit GMP to City Council for consideration
- ☐ April – official ground breaking

Financing Schedule:

- ☐ Certificates of Participation (COP's) – February 13th (1st Reading), February 27th (2nd Reading)
- ☐ Closing on COP's – April 12, 2017

Land Use Entitlement Schedule: Planning Commission

- ☐ Final Development Plan (FDP) – March 21th

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.