

PLANNING & DEVELOPMENT MEMORANDUM
#39-2023

DATE: July 24, 2023

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*
Jason Loveland, Interim Deputy City Manager *AL2*

FROM: Brook Svoboda, Director of Planning & Development *BS*
Eric Ensey, Senior Planner

SUBJECT: City Hall Construction Update – July 2023

PURPOSE

To provide City Council with an update on the construction of the new City Hall.

BACKGROUND

With construction having commenced on the new City Hall, staff is beginning what will be monthly construction updates to City Council. Staff's goal is to provide the update at the regular meeting of City Council on the fourth Monday of the month. Each update will include a Monthly Progress Report as an attachment to the staff memorandum. This Monthly Progress Report will be generated by the City's project management and administration consultant team at Cumming Management Group. The report will include the following information:

1. Project Status – This will look at what was accomplished during the month and what is scheduled for the next month, a budget summary, and a risk assessment.
2. Construction Work Update – This will be updated with a summary of what construction work took place in the month along with project photos.

Attachment 1 includes the Monthly Progress Report for July 2023.

In summary, site grading and utilities were the primary activities performed during June. Drilling and pouring of foundation caissons and installation of the storage tanks are scheduled for July.

BUDGET/TIME IMPLICATIONS

The total budget for the new City Hall facility is \$33,780,000. The breakdown of this budget is as follows:

Construction costs	\$26,600,000
Soft costs (including all design costs and furniture, fixtures, and equipment (FF&E))	\$4,690,000
Contingencies	\$2,490,000
Total Budget	\$33,780,000

With the PGMP 3 approved by City Council on July 10, 2023, and with the approval of the furniture vendor up for vote at this meeting, most of the major procurements necessary for the project will have been completed. Additionally, FCI has created a Value Engineering Log of various items that were removed or modified from the design to bring the cost under budget. The team will continue to evaluate this log and these items may be added back into the scope as contingency

dollars are released back into the project. Staff will provide updates in the Monthly Progress Reports on items that have been added back to the project.

The project is currently running within budget and on schedule for completion.

STAFF RECOMMENDATION

This is for informational purposes only.

STAFF REFERENCE

If Council Members have any questions, please contact Brook Svoboda, Director of Planning & Development, at bsvoboda@northglenn.org or 303.450.8937.

ATTACHMENT

1. Monthly Progress Report – July 2023

ATTACHMENT 1

MONTHLY PROGRESS REPORT – July 2023

Project: Northglenn City Hall
Report Date: 7/24/23
Prepared By: Nate Richards
Senior Project Manager, Cumming Management Group

Section 1: Project Status

1.1 – KEY ACTIVITIES AND ACCOMPLISHMENTS (LAST MONTH):

The following is a list of key activities and accomplishments completed for the Project for June 2023:

- Site Utilities
- Site Grading

1.2 – UPCOMING CRITICAL ACTIVITIES (NEXT MONTH):

The following is a list of upcoming critical activities for the Project that are projected to be completed or underway in July 2023:

- Caissons
- Underground Water Storage Tanks

1.3 – BUDGET AND SCHEDULE SUMMARY:

Presented in Table 1 is a high-level budget summary. Costs to-date are as expected, and the GMP has been finalized.

Table 1 - Budget Summary

Budget Element	Current Budget Amount	Remaining Budget	Spent to Date*
Construction	\$26,600,000	\$25,488,747	\$1,111,253
Other Owner Soft Costs	\$10,180,000	\$7,925,756	\$2,254,244
Total Project Budget	\$36,780,000	\$33,414,503	\$3,365,497

Presented in Table 2 is a summary of key milestone dates for the Project. The first column shows the milestones we are tracking for the monthly reports. The second column provides the schedule dates from the FGMP accepted schedule. The final column is comments about each milestone listed. The project is currently tracking on schedule with a substantial completion by Fall 2024.

Table 2 - Schedule Summary

Milestone	Contract Schedule	Comments
Notice to Proceed	04/03/23	Completed. FGMP 01, 02 NTP Complete
Building Foundations	10/02/23	On Track
Steel/Wood Structure	12/20/23	Steel/Wood Coordination in Process
Interior Build Out	07/18/24	Currently Tracking on Schedule.
Substantial Completion	3rd Quarter 2024	On Track based on FGMP 03 Schedule

1.4 – RISK SUMMARY:

Presented in Table 3 is a summary of risks that are currently active or that have been identified as having a potentially significant cost or schedule impact.

Table 3 - Active/Critical Risks

Risk Description	Risk Type	Mitigation Steps
Lead Time and Pricing on Material	Schedule/Budget	No current issues. Lead times have been mitigated to the best of the team’s ability at this point by early release packages. This will be continually monitored throughout the team’s buyout process.
Owner Supplied Item Delays	Schedule/Budget	No current issues. Procurement of Owner supplied items such as Furniture will start soon.

Section 2: Construction Work Update

Site utilities have been ongoing along with site grading and soil export. Caissons drilling and rebar cage tying set to begin in the coming weeks.

Substantial Completion is anticipated to be in the Third Quarter 2024.

Site Photos – June 2023

Photo 1 – Site Grading for First Level



Photo 2 – Civic Way Intersection at Memorial Parkway with Pedestrian Crossing



Photo 3 – South Access Drive Grading



Photo 4 – Egress Sidewalk from East Lower-Level Door of Existing City Hall

