

PLANNING & DEVELOPMENT MEMORANDUM
#47-2023

DATE: Aug. 28, 2023

TO: Honorable Mayor Meredith Leighty and City Council Members

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

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

SUBJECT: City Hall Construction Update – August 2023

PURPOSE

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

BACKGROUND

In July 2023, construction started on the new City Hall building. This update includes a Monthly Progress Report for August 2023 as Attachment 1 to the staff memorandum. This Monthly Progress Report has been generated by the City’s project management and administration consultant team at Cumming Management Group. The report includes relevant information on the project during the past month for informational purposes and to keep City Council informed.

July saw the installation of site utilities and caissons. In August, the foundation walls and crawl space areas are being constructed.

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

The Project Team anticipates being able to approve some project betterments based on the ability to release contingency dollars as the project is now fully contracted with FCI Constructors. Updates will be provided to Council in upcoming monthly reports as those items have been included in the project scope.

The project is currently within budget and on schedule for substantial completion by the third quarter of 2024.

STAFF RECOMMENDATION

This is for informational purposes only.

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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 – August 2023

MONTHLY PROGRESS REPORT – August 2023

Project: Northglenn City Hall
 Report Date: 8/28/23
 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 July 2023:

- Site Utilities
- Grade Beams and Caissons

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 August 2023:

- Foundation Walls
- Crawlspace

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	\$23,135,297	\$3,464,703
Other Owner Soft Costs	\$10,180,000	\$7,863,871	\$2,316,129
Total Project Budget	\$36,780,000	\$30,999,168	\$5,780,832

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.

1.5 – CONTRACT SUMMARY:

Vendor / Scope	Original Contract Amount	Change Orders	Current Contract
Anderson Mason Dale (Architect)	\$1,878,330		
CO 01 – Amendment 02		\$113,201	
CO 02 – Additional Services Request		\$0	
Total			\$1,991,531
Cumming Management Group (Owner’s Rep)	\$495,000		
CO 01 – Phase 3 Services Pre-Work		\$45,000	
Total			\$540,000
FCI Contractors (CMGC)	\$26,494,561		
Total			\$26,494,561
Workplace Resource (Furniture)	\$1,223,620		
Total			\$1,223,620

Section 2: Construction Work Update

Site utilities have nearly completed including Xcel Energy relocates. Caissons drilling has completed this month. Foundation walls have started and will continue over the coming weeks. Crawlspace work is underway and has been excavated.

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

Site Photos – July 2023

Photo 1 – Caisson casting



Photo 2 – Foundation wall formwork (facing SE)



Photo 3 – Grade beam cast (facing SW)



Photo 4 – Crawlspace excavation start

