

PLANNING & DEVELOPMENT MEMORANDUM
#50-2023

DATE: Sept. 25, 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 – September 2023

PURPOSE

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

BACKGROUND

This update includes a Monthly Progress Report for September 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.

August saw the continued construction of foundation walls and crawl space areas along with site grading. The September schedule includes the pouring of the slab-on-void foundation as well as continued site grading of the new Civic Way and Northglenn Way streets. The cross-laminated timber (CLT) will be delivered at the end of September or beginning of October, prior to vertical construction beginning in October.

The site construction camera is online at www.northglenn.org/newcityhall and can be accessed by the public at any time to see the construction progress.

BUDGET/TIME IMPLICATIONS

The total budget for the new City Hall facility is \$33,780,000. The breakdown 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

Once the foundation is poured, the project team would like to invite City Council to the site for a tour. This will provide an opportunity for Council Members to experience the scale of the construction now and as it progresses in the future. This will be coordinated sometime in October.

Currently, the project is within budget and on schedule for substantial completion by Q3 2024.

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 – September 2023

MONTHLY PROGRESS REPORT – September 2023

Project: Northglenn City Hall

Report Date: 9/25/23

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 August 2023:

- Site Utilities – Electrical, Storm
- Caissons
- Foundation Walls
- Curb & Gutter
- Underground Plumbing

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 September 2023:

- Slab-on-Void Foundation
- Civic Way Grading
- Northglenn Way Grading

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 Starting Soon, Wood Arriving Oct.
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)	\$495,971		
CO 01 – Phase 3 Services Pre-Work		\$45,000	
Total			\$540,971
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

Foundation walls work is nearing completion. Site grading has started along Civic Way and a first lift of asphalt will be put down soon for site access.

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

Site Photos – July 2023

Photo 1 – Site Grading for Civic Way



Photo 2 – Site Grade Walls (Facing NW)



Photo 3 – Lower Level Storage Prep (Facing W)



Photo 4 – Subgrade Suspended Utilities

