

PLANNING & DEVELOPMENT MEMORANDUM
#60-2023

DATE: Nov. 27, 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 *[Signature]*
Eric Ensey, Senior Planner

SUBJECT: City Hall Construction Update – November 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 November 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.

Staff updated the project budget that was in the October Monthly Progress Report to reflect the total budget amount approved by City Council. The total budget for the City Hall project is \$33.78M. This budget amount includes all soft costs, which include design costs and Furniture, Fixtures and Equipment (FFE), as well as all construction costs. At this time, the project is still progressing within the approved budget.

One of the items the project team continues to follow is the impact of the foundation slab failure in September. Fortunately, there will not be a timing impact from the slab failure as FCI made up the lost time by focusing on other areas while removing and reconstructing the slab.

October saw the continued installation of the CLT (Cross-Laminated Timber) wood framing. CLT is a more environmentally sound alternative to steel and concrete. It is anticipated that by the Thanksgiving weekend, the CLT for the second floor and roofing, along with ice and water shield to protect the structure from ice and snow, will be installed. Once the structural columns and floor and ceiling decks are in place, FCI will pour the second-floor concrete floor and begin framing the exterior walls of the building.

The construction team also closed a portion of the driveway to the main entrance of the building to finalize grading and construction of the south drive (also known as Northglenn Way). This closure will remain for the duration of the project.

BUDGET/TIME IMPLICATIONS

The total budget for the new City Hall facility is \$33.78M. The breakdown is as follows:

Construction costs	\$26,600,000
Soft costs (including all design costs and FFE)	\$4,690,000
Contingencies	\$2,490,000
Total Budget	\$33,780,000

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 – November 2023

MONTHLY PROGRESS REPORT – November 2023

Project: Northglenn City Hall

Report Date: 11/27/23

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 October 2023:

- South Stair Retaining Walls
- Level 1 CLT Framing
- Elevator Steel Framing

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 November 2023:

- Site Monument Sign Foundation, Retaining Walls
- Steel Erection
- CLT Framing

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	\$27,239,508	\$20,840,249	\$6,399,259
Other Owner Soft Costs	\$6,540,492	\$4,049,459	\$2,491,033
Total Project Budget	\$33,780,000	\$24,889,708	\$8,890,292

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	Completed.
Steel/Wood Structure	12/20/23	Level 1 CLT and Steel Complete. Starting Level 2.
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.
Replacement of Slab 98’-6”	Schedule/Budget	The extreme rain event on September 14 th caused the void form to fail upon concrete pour. This required the demo of the pour, void form, and subgrade repair. FCI moved to other slabs to pour while this area was remediated. Currently schedule is catching up, budget impacts are unknown at this point.

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		
Contract Adjust for Precon (within Council Value)		\$46,346	
PCCO 001 – Project Alternates Release		\$698,601	
Total			\$27,239,508
Workplace Resource (Furniture)	\$1,223,620		
Total			\$1,223,620

Section 2: Construction Work Update

Level 1 CTL is complete and Level 2 CLT has started. Site foundations are underway for monument sign. Site retaining walls underway. Site curb and gutter nearly complete at both streets.

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

Site Photos – November 2023

Photo 1 – Level 1 CLT and South Stair Installation (Facing West)



Photo 2 – Level 1 Steel and CLT (Facing SE)



Photo 3 – Retaining Walls (Facing NE)



Photo 4 – CLT at Level 2

