




PLANNING & DEVELOPMENT MEMORANDUM
#5-2024

DATE: Jan. 22, 2024

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 
Jason Loveland, Interim Deputy City Manager 

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

SUBJECT: City Hall Construction Update – January 2024

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 January 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.

Construction continues to advance on schedule and within budget at this point. There haven't been any significant winter storm events that have impacted the construction schedule.

One project item staff continues to monitor closely is the impact of the foundation slab failure in September. Currently, the Project Team is identifying costs and responsibilities of this event and will report on the outcome of these efforts in February.

The structure of the building has been completed. Roofing and temporary plastic sheathing have been installed to prevent damage to the CLT (Cross Laminated Timber) structural frame from the elements. The construction team has been working on both interior and exterior framing. As the exterior framing is completed, the team has begun exterior sheathing, which is the yellow material that can be seen on the outside of the building. Sheathing functions as a protective layer to keep heat in the building and wind and water out. Weatherproofing techniques will also be incorporated to walls and the roof prior to installation of final wall and roofing materials. Staff anticipates the installation of window framing in February.

Lastly, the construction team completed the curb and gutter and initial asphalt lift for the south access drive (also known as Northglenn Way). This area will remain closed to the public throughout construction and is being utilized for contractor parking.

In April, the project team plans to invite City Council back to tour the building once the interior begins to take more shape.

BUDGET/TIME IMPLICATIONS

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

Construction costs	\$27,285,399
Soft costs (including all design costs and furniture, fixtures, and equipment (FF&E))	\$4,894,601
Contingencies	\$1,600,000
Total Budget	\$33,780,000

Currently, the project is within budget and on schedule for substantial completion by Q3 2024. Staff will continue to follow the impact of the Sept. 14 weather event. Fortunately, there will not be a timing impact to the project as the FCI team was able to make up the lost time by focusing on other areas while demoing and reconstructing the 98'6" foundation slab.

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 – January 2024

MONTHLY PROGRESS REPORT – January 2024

Project: Northglenn City Hall

Report Date: 01/22/24

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 January 2024:

- MEP In-Wall Rough-In
- Metal Stud Framing
- Exterior Wall 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 February 2024:

- Exterior Sheathing
- Window Frame Installation
- TPO Roofing

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	\$27,385,781	\$16,654,817	\$10,730,964
Other Owner Soft Costs (This includes design, engineering, and project administration costs as well as furniture and equipment costs)	\$6,394,219	\$3,705,275	\$2,688,944
Total Project Budget	\$33,780,000	\$20,360,092	\$13,419,908

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	Completed.
Interior Build Out	07/18/24	Currently Tracking on Schedule.
Furniture Install	August 2024	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. 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 Spring 2024.
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. FCI has indicated they are pursuing Builder’s Risk and the team hopes to provide an update next month.

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	
PCCO 002 – Water Line, Mechanical Change		\$45,891	
PCCO 003 – Structure revision, Stockpile seed, add’l testing		\$100,381	
Total			\$27,385,781
Workplace Resource (Furniture)	\$1,223,620		
Total			\$1,223,620

Section 2: Construction Work Update

Level 1, 2, and roof steel framing and CTL structure are complete. Exterior sheathing framing is wrapping up, with sheathing following behind. Interior framing is nearly complete. MEP work is in the rough-in stage and is progressing well. Site retaining walls are complete.

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

Site Photos – January 2024

Photo 1 – Exterior Sheathing Installation (Facing North)



Photo 2 – Level 2 Overhang (Facing SW)



Photo 3 – Council Chamber Framing (Facing NE)



Photo 4 – Stairwell at Level 1 with MEP Supports and Framing

