

**PARKS, RECREATION AND CULTURE MEMORANDUM  
#11-2020**

**DATE:** April 13, 2020

**TO:** Honorable Mayor Meredith Leighty and City Council Members

**THROUGH:** Heather Geyer, City Manager *hmg*

**FROM:** Amanda J. Peterson, Director of Parks, Recreation & Culture *ajp*  
Eric Ensey, Senior Planner  
Nathan Haasis, PE, Senior Engineer

**SUBJECT:** NGCC Master Plan Phase I Implementation April Update

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**PURPOSE**

The purpose of this communication is to provide an update to City Council regarding the status of the Northglenn Civic Center (NGCC) Master Plan Phase I Implementation project.

**BACKGROUND**

The implementation of Phase I of the NGCC Master Plan, which includes the design and construction of the new Recreation Center, Senior Center and Theatre, as well as Memorial Parkway and associated infrastructure, was initiated in April 2018. Barker Rinker Seacat (BRS) was selected as the project architect, and Project One was selected to perform project management. In March 2019, a contract was awarded to FCI Constructors to serve as the Construction Manager/General Contractor (CMGC) for the project.

The contract with FCI Constructors was issued in three parts, the initial contract for preconstruction services, the Site Final Guaranteed Maximum Price (Site FGMP) and the Final Guaranteed Maximum Price (FGMP). As approved at the City Council meeting on February 24, 2020, the total contracted amount with FCI is \$43,935,876.00 with a total contingency amount of \$3,931,295.00.

Site construction began in October 2019.

**UPDATE**

FCI continues to work on the building foundation and site grading and will be ready to start vertical building construction in early April. At this time, nearly all of the caissons for the building are in place, the foundation walls and concrete slab for the gymnasium are in place. Foundation walls throughout the rest of the building are also starting to take shape.

Site work on Memorial Parkway and surrounding the building foundation will continue throughout the duration of the construction schedule. The last remaining concrete around the Veterans Memorial has been carefully removed, with protection of the sculpture in place throughout that process. Curb and gutter are nearing completion along Memorial Parkway.

The building permit for the project was issued on April 8. This is a significant milestone as it allows for vertical construction to begin.

### **NEXT STEPS**

There are several upcoming Furniture, Fixture and Equipment (FF&E) contracts that will be brought forward during the next few months. The first will be for Security and Access Control, staff will be reviewing proposals and bringing a recommendation forward to City Council in the next month. This contract will be to provide security cameras and security access throughout the entire building and site.

The next significant FF&E contract that will be brought forward will be for furniture. BRS will work with staff and the rest of the consultant team to identify the scope of services, identifying a vendor through an RFP process, and guiding the scope of work once the vendor is on board. The team is planning to begin the development of the RFP in the next month.

The Northglenn Arts and Humanities Foundation (NAHF), along with individuals from the Northglenn Senior Organization and the Northglenn Youth Commission, completed a formal selection process for a commissioned artist to design, fabricate and install a hanging sculptural element for the theatre lobby. Artist Mark Aeling was selected, and has completed the contracting process with the NAHF. The NAHF and the consultant team will be meeting in early May to begin the design process and identify project parameters. Staff is also working with the artist to schedule a public engagement opportunity to allow the artist to get to know the community, and for the community members to begin to influence and inspire the artist. The architectural team, as well as the core project team, will support the artist throughout the design process. Funding for this commissioned piece will remain with the NAHF and any direct costs for the piece are not included in the overall project budget nor expenses.

Key upcoming project milestones include:

Issuance of final Building Permit	April 8, 2020
Furniture Vendor RFP Process	April / May 2020
Security/Access Control	April/May 2020

Staff had originally planned a walking tour of the construction site for City Council members on Monday, April 20, but the event has been postponed. The tour has tentatively been rescheduled for May 18 at 5 p.m. prior to the special Council meeting, and will be adjusted as needed, based on the implications of COVID-19.

### **BUDGET/TIME IMPLICATIONS**

At this time, there have been no significant impacts to the project schedule as a result of the COVID-19 Stay at Home order. Construction activities are specifically exempted under the order, and FCI is taking necessary precautions to monitor employees and contractors for symptoms, enforcing social distancing protocols and conducting daily safety briefings. FCI has formally notified the city that there are variables outside of their control that may impact the project as the COVID-19 situation progresses, particularly if any of their key suppliers are required to cease operations. FCI will notify the city when and if there are any direct impacts to the schedule.

There have been no changes to the overall project budget since the last project update:

Site Construction	\$8.5M
ADCO Grant/Site Improvements	\$1.5M
Building Construction	\$32.5M
Demolition/Abatement	\$1M

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Soft Costs  
**TOTAL**

\$11M  
**\$54.5M**

The following contracts/amendments have been entered into for this project as of the date of this project update and are accounted for within soft and hard construction costs:

<b>Vendor</b>	<b>Purpose</b>	<b>Date</b>	<b>Amount</b>
Project One	Project management services	April 9, 2018	\$881,980
BRS	Architecture and engineering services	October 22, 2018	\$3,675,866
Susan Stanton	P3 Refinement	January 11, 2019	\$20,000
FCI Constructors	CMGC (Preconstruction Services)	March 11, 2019	\$125,487
Group 14, PBC	Building Commissioning	August 26, 2019	\$73,319
Playtime, LLC	Indoor Play Structure	September 9, 2019	\$100,000
FCI Constructors	Site Package and Building Foundations FGMP	October 14, 2019	\$9,012,588
Sport & Fitness	Fitness Equipment	January 27, 2020	\$198,440.60
FCI Constructors	Building Package FGMP	February 24, 2020	\$34,748,928
	<b>Total Budget Authorized</b>		<b>\$48,836,608.60</b>
	<b>Remaining Project Budget to be Allocated / Authorized</b>		<b>\$5,663,391.40</b>

Vendor Changes to Date

<b>Vendor – Change Number</b>	<b>Description</b>	<b>Date</b>	<b>Amount</b>
<b>BRS – Contract Value</b>			\$3,675,866
ASP 001	A/V / Paging Design Add	2/7/19	\$35,725
ASP 002	Plat / Rezone Services Add	6/21/19	\$13,100
ASP 003	Foundation Design Change	6/21/19	\$37,650
ASP 004	Sewer Flow Testing	1/31/20	\$3,021
ASP 005	Running Track Modification	3/16/20	\$9,750
New Total			<b>\$3,775,112</b>
<b>FCI – Contract Value</b>			\$43,887,003
PCCO 001	Storage Room Add, Civil CD Updates	12/16/19	\$48,873
PCCO 002	ASI 1, Slab Drainage, Allowance Allocations	1/24/20	\$0.00
New Total			<b>\$43,935,876</b>

Upcoming contracts with anticipated costs:

<b>Vendor</b>	<b>Purpose</b>	<b>Date</b>	<b>Estimated Amount</b>
VTI	Security / Access Control	April 2020	\$409,887
Furniture	Rec, Theatre, Senior Furniture	May 2020	TBD

**STAFF REFERENCE**

If Council members have any comments or questions they may contact Amanda Peterson, Director of Parks, Recreation, and Culture, at 303.450.8950 or [apeterson@northglenn.org](mailto:apeterson@northglenn.org).