



**PARKS, RECREATION & CULTURE MEMORANDUM
#8-2020**

DATE: February 10, 2020

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 

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

SUBJECT: NGCC Construction Documents and Final Guaranteed Maximum Price Review

PURPOSE

The purpose of this communication is to provide an update to City Council regarding the Northglenn Civic Center (NGCC) Construction Documents phase and a review of the Final Guaranteed Maximum Price (FGMP) for the construction of the new Recreation Center, Senior Center and Theatre.

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 May 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 is intended to be issued in three parts. Part one – the initial contract – was issued in May 2019 in the amount of \$125,000.00 for preconstruction services. As a part of preconstruction services, FCI developed an Initial Guaranteed Maximum Price (IGMP) for the construction of the new facility. The IGMP was issued in May 2019 in the amount of \$43,529,417.00.

The IGMP is intended to be a basis for the development of the final cost of construction. With no changes to the design of the facility, either by the architect or at the request of the City, FCI is obligated to submit an FGMP that is equal to or less than the IGMP.

In October 2019, the second part of the contract – the first addendum to the FCI Constructors contract – was issued. The addendum was for the Site FGMP in the amount of \$9,138,075.00. This provided FCI authorization to move forward with site construction, including grading, utilities, footings and foundation.

Simultaneous with the site construction, the final stage of design, completion of the building Construction Documents (CD's) and development of the building FGMP were underway.

UPDATE

All phases of the site and building design are now complete. Staff and the consultant team will present a review of the CD's and the proposed FGMP at the study session. The presentation is included as Attachment 1.

The design of the building has not changed significantly since the review of the Design Development package, which was the most recent design milestone. The floor plan has remained consistent, with continued refinement and added detail such as finishes, electrical outlets, door hardware, etc. The color scheme for the building evolved from the four colors in the city logo; sample color palettes for each of the program areas are included in the presentation.

The initial FGMP that FCI provided was approximately \$1,200,000.00 over the IGMP. As was done during the development of the IGMP, staff and the consultant team reviewed the design package and pricing and conducted a "value engineering" exercise. During this exercise, the team evaluated line items that came in higher or lower than expected, determined why, and made adjustments. Through this exercise, approximately \$800,000.00 in cost reductions were identified. These reductions are all items that will not have an impact on the building's longevity or functionality. These include:

- Changing a small portion of wood-grain siding to metal panel
- Change from concealed fastener to exposed fastener
- Site FGMP allowance savings
- Revisions to final materials and finish selections
- Revisions to site furnishings and landscaping

If cost savings are realized throughout the duration of the project, some of these reductions may be reconsidered at a later date.

During this same process, another \$400,000.00 of items that were added to the project after the IGMP was issued were identified. These are all items that will add to the building's longevity and/or functionality. These include:

- Concrete tower at slide
- Access controlled doors
- Basement storage area
- Outdoor play area enhancements
- Parkway enhancements
- Theatre finishes/millwork
- Natatorium sound system

At this time, staff and the consultant team have fully evaluated the overall project budget. Although the proposed FGMP is approximately \$400,000.00 higher than the IGMP, these costs are all due to items that are outside of the scope identified in the IGMP. Cost savings have been identified in other line items within the overall project budget, and the proposed FGMP will not cause the total project budget to exceed the approved project budget of \$54,500,000.00.

NEXT STEPS

The second addendum to the FCI Constructors contract – the third part of the project contract – is currently being prepared by staff and the consultant team. This addendum will be for \$34,750,000.00, with an owner's contingency of approximately \$3,000,000.00.

BUDGET/TIME IMPLICATIONS

At this time, the project remains on budget and on schedule for completion in the fall of 2021. The second amendment to the contract with FCI Constructors is scheduled for consideration at the February 24 City Council meeting. Any delay in authorizing that addendum is likely to result in a negative impact to both the schedule and budget.

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.

ATTACHMENT

1. Presentation



NORTHGLENN CIVIC CENTER

CONSTRUCTION DOCUMENTS & FGMP UPDATE



CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY



FEB 10, 2020

schedule



SCHEMATIC DESIGN COMPLETE

SCHEMATIC DESIGN REVIEW & BUDGET VERIFICATION

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

AGENCY REVIEW

ESTIMATED SITE CONSTRUCTION START

ISSUE FINAL GUARANTEED MAXIMUM PRICE

ESTIMATED BUILDING CONSTRUCTION START

ESTIMATED GRAND OPENING

FEBRUARY 28, 2019

MAR 2019 – APR 2019

APR 2019 – AUG 2019

SEP 2019 – DEC 2019

DEC 2019 – JAN 2020

OCTOBER 2019

FEBRUARY 24, 2020

FEBRUARY 2020

FALL 2021



CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY



site



CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY



OVERALL SITE PLAN

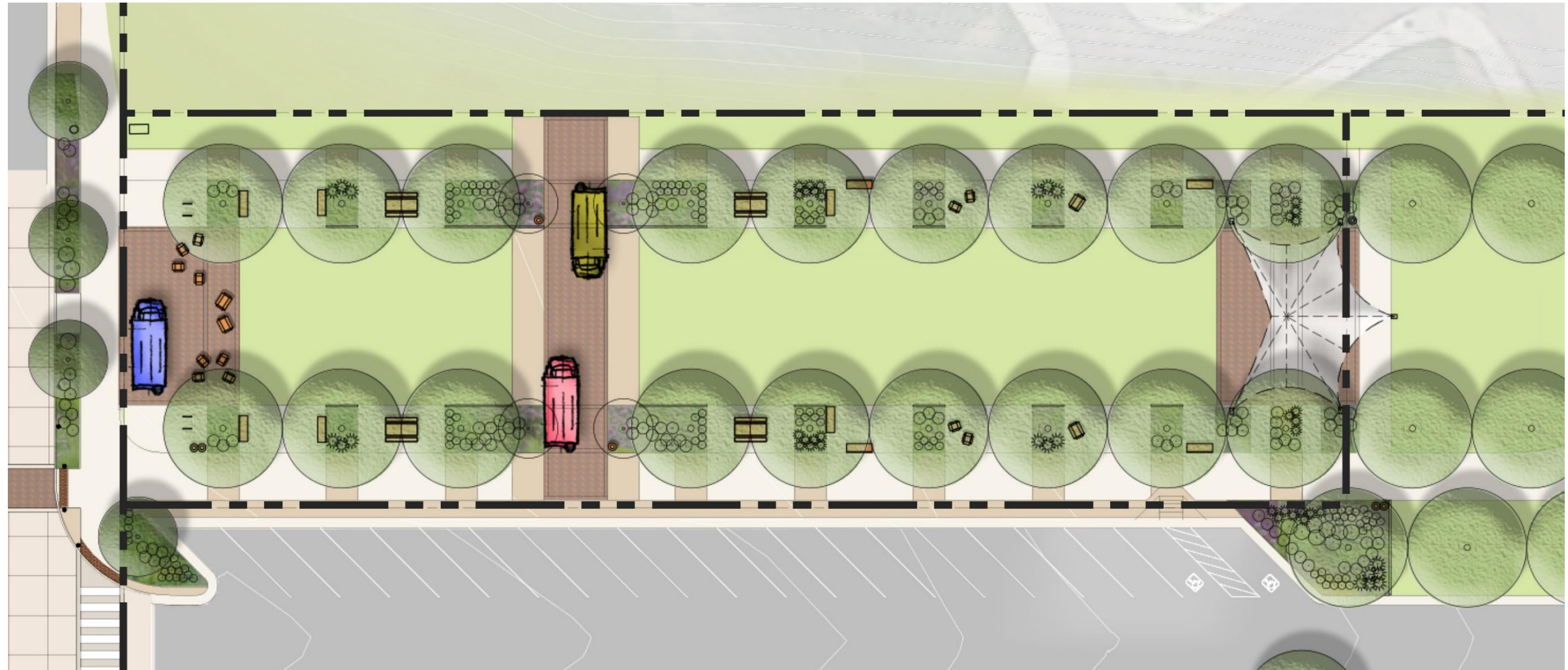


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FESTIVAL LAWN



CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY



MEMORIAL PARKWAY OVERALL

Drop-Off and
Recreation
Center Entry

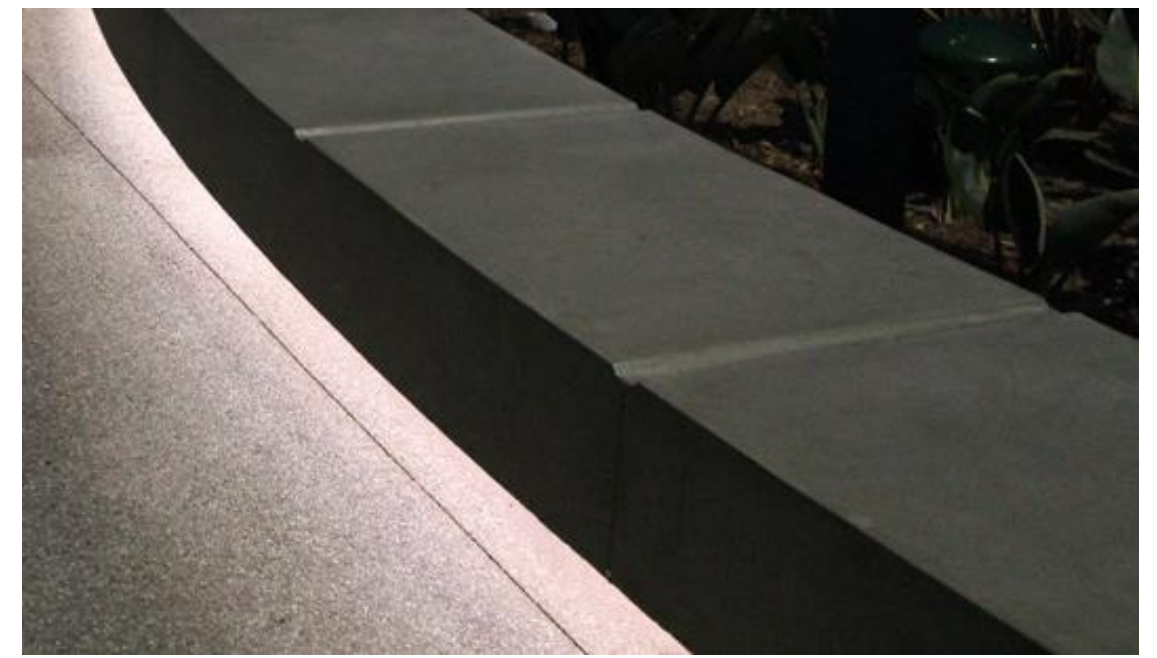
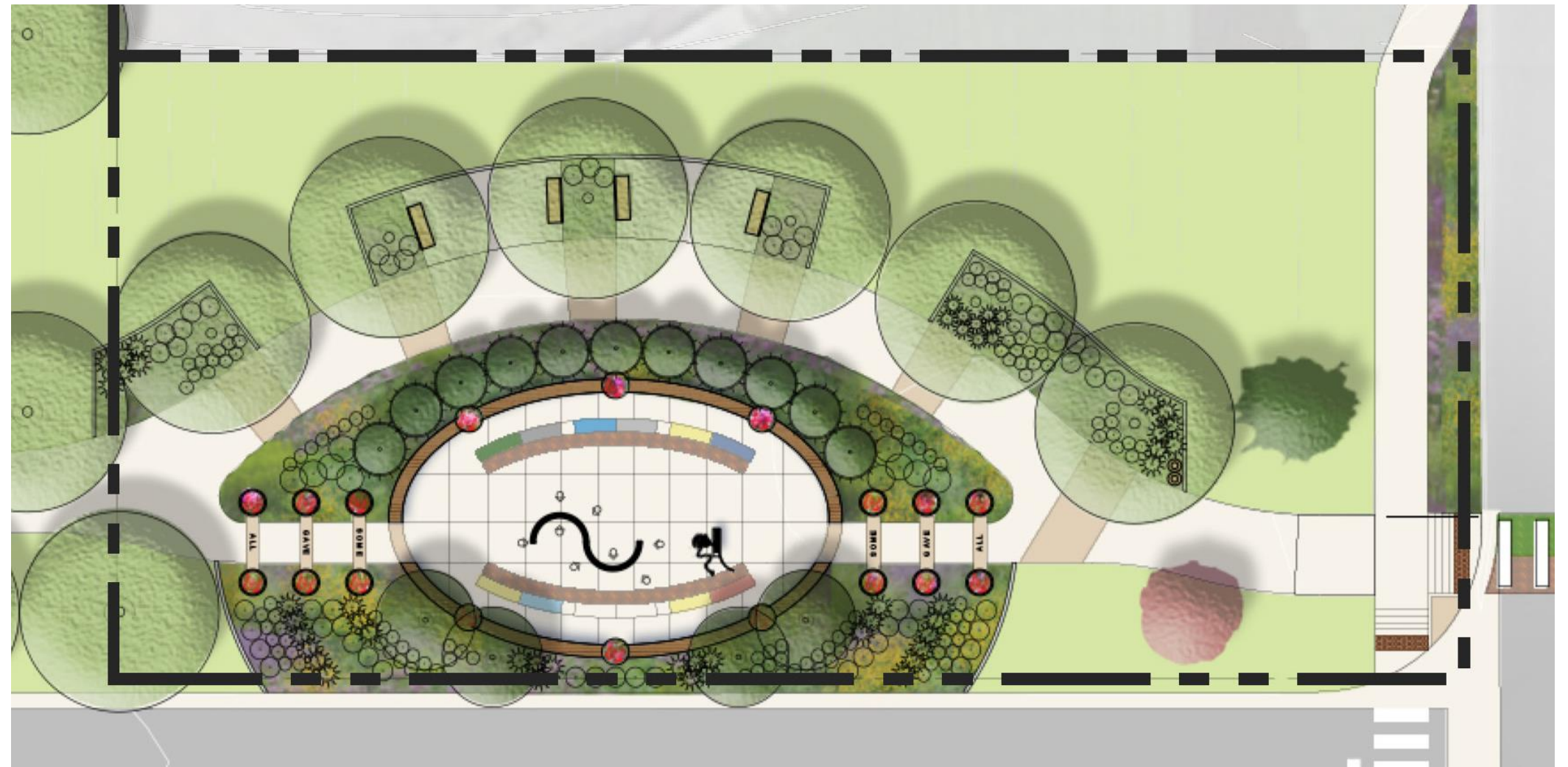


Festival Lawn

Veterans
Memorial



VETERANS MEMORIAL



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FEB 10, 2020



VETERAN'S MEMORIAL PLAZA



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FEB 10, 2020



VETERAN'S MEMORIAL PLAZA

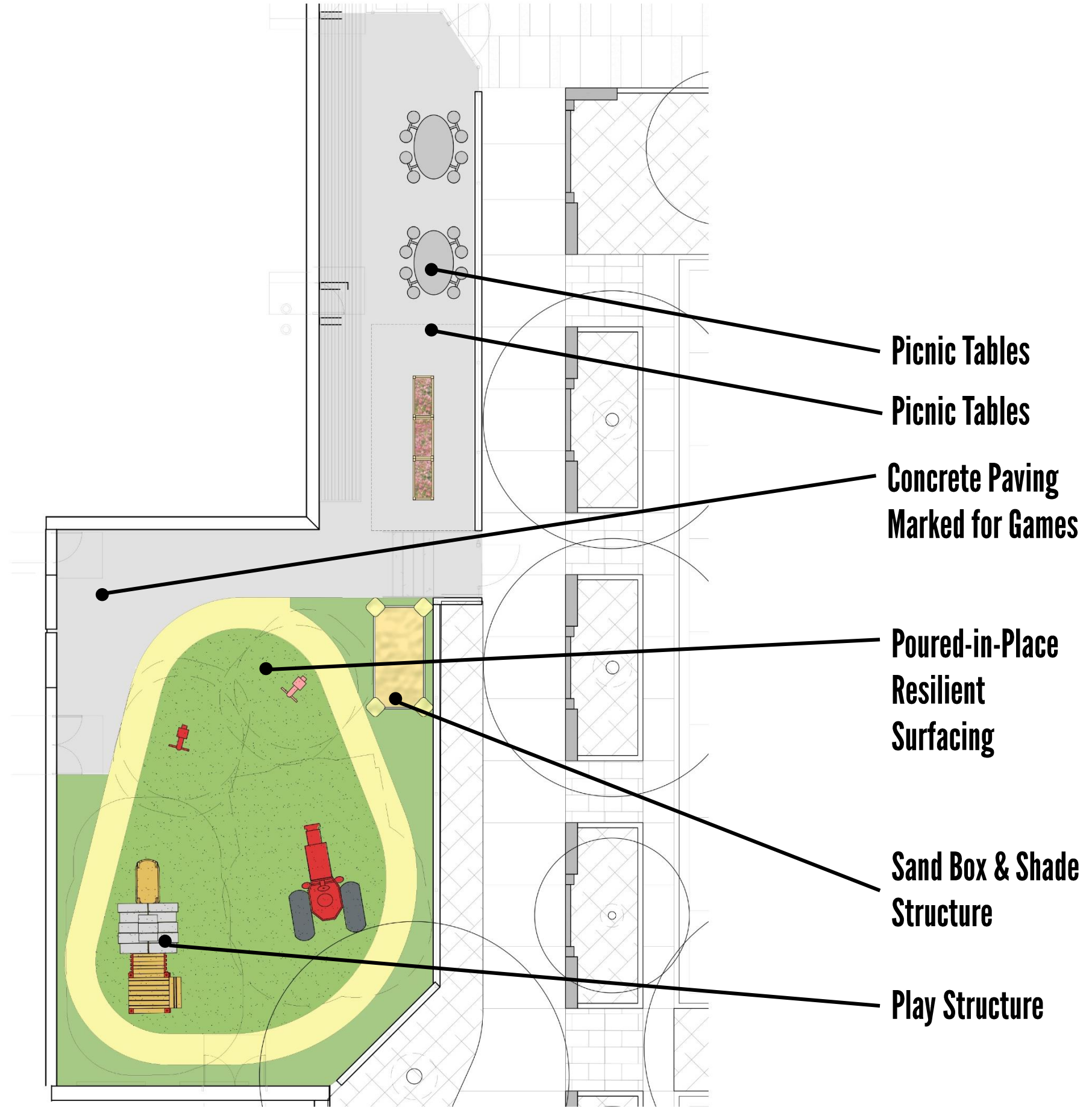


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OUTDOOR PRESCHOOL PLAY CONCEPT



OUTDOOR PRESCHOOL PLAY CONCEPT



architecture

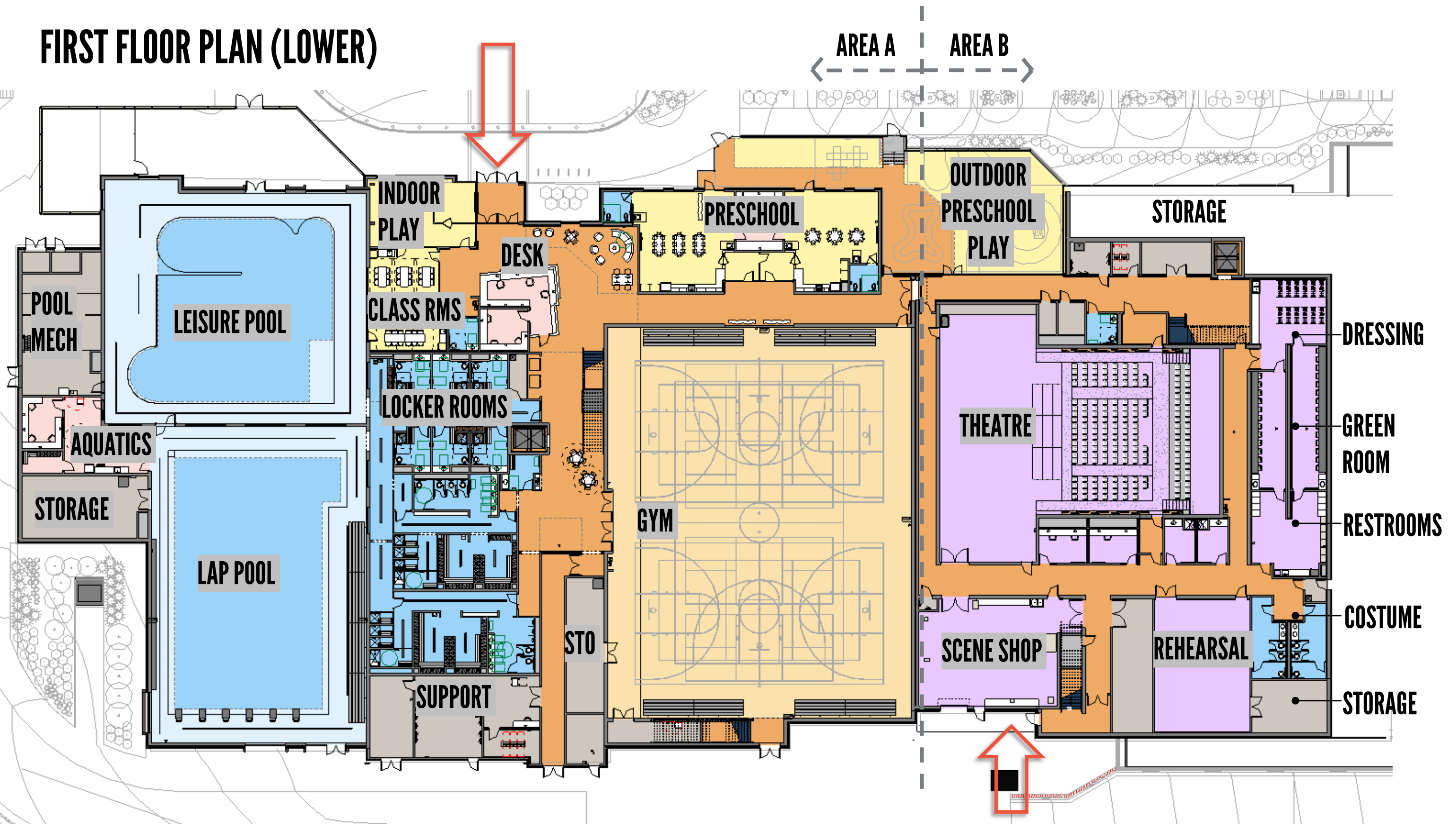


CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY

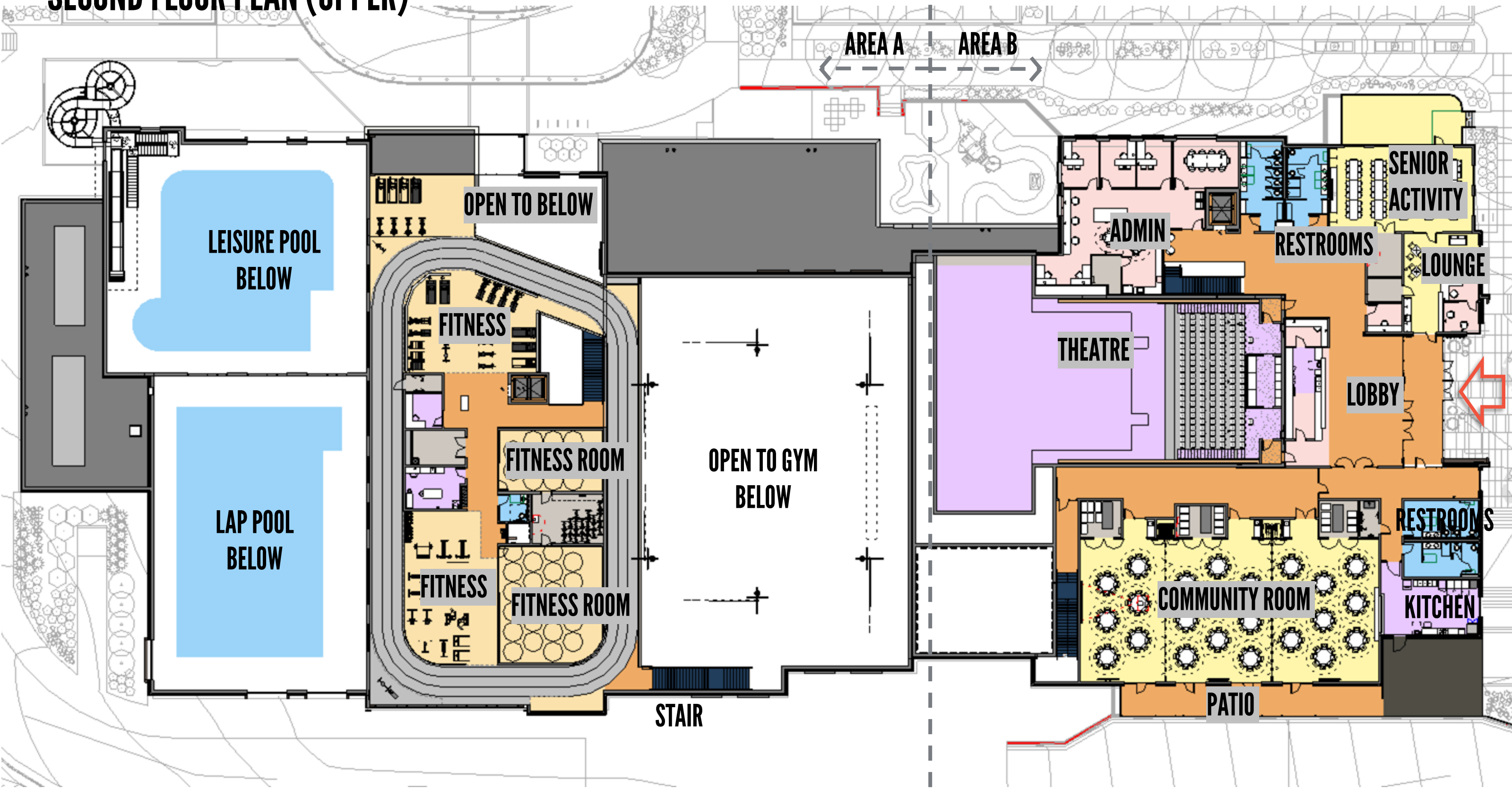


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FIRST FLOOR PLAN (LOWER)

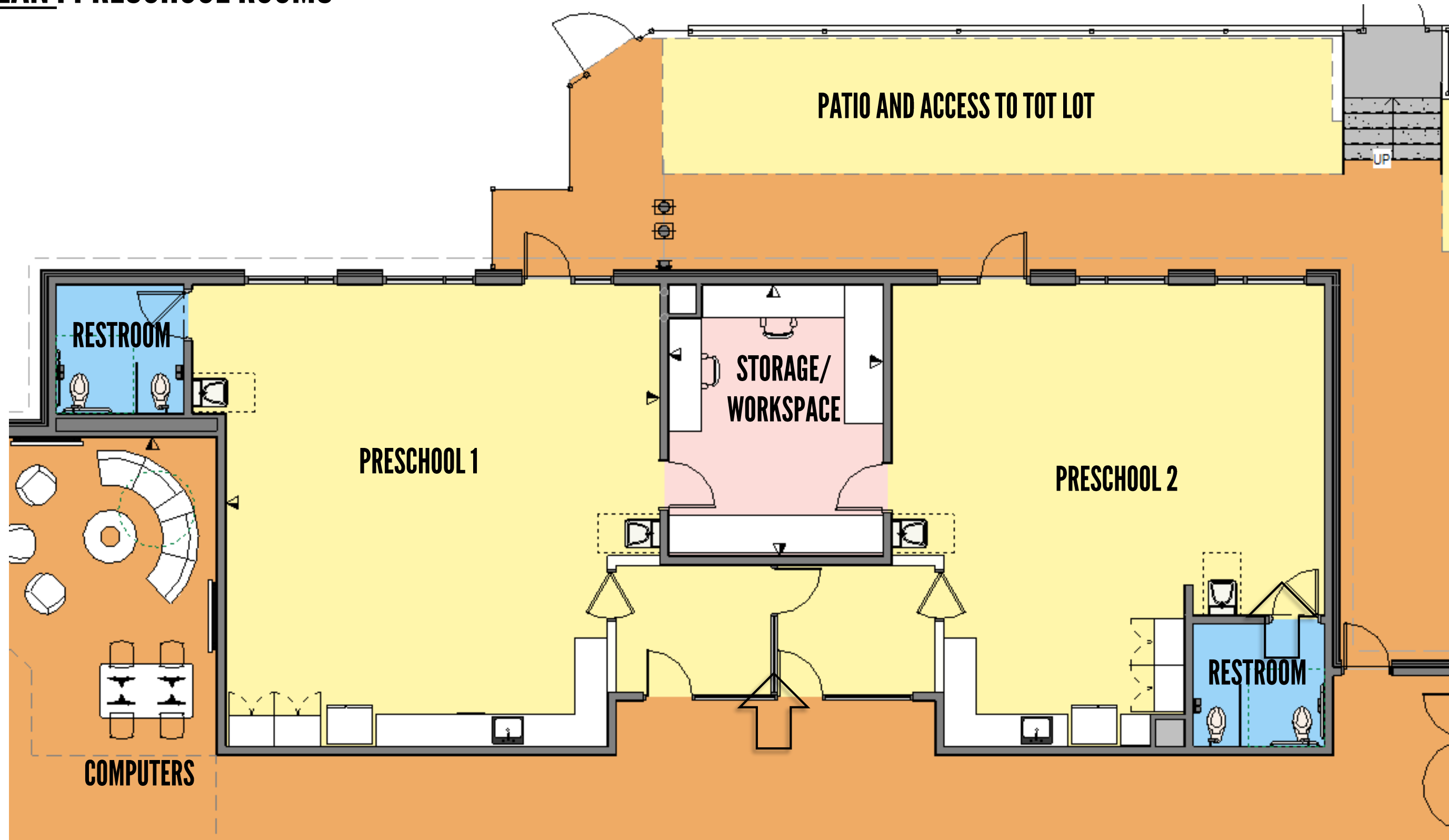


SECOND FLOOR PLAN (UPPER)





FIRST FLOOR PLAN : PRESCHOOL ROOMS







PRESCHOOL GATHERING SPACES

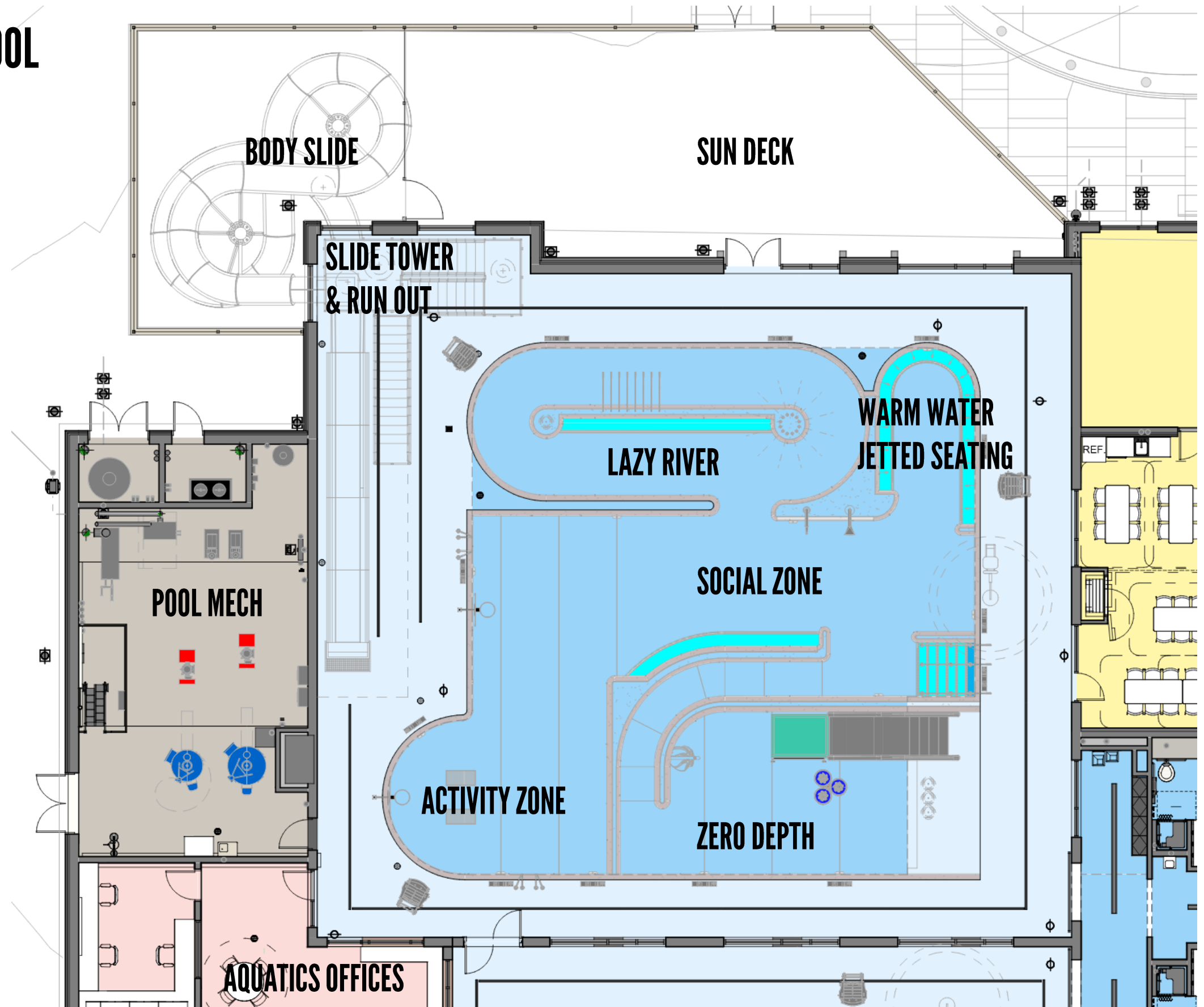


CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY



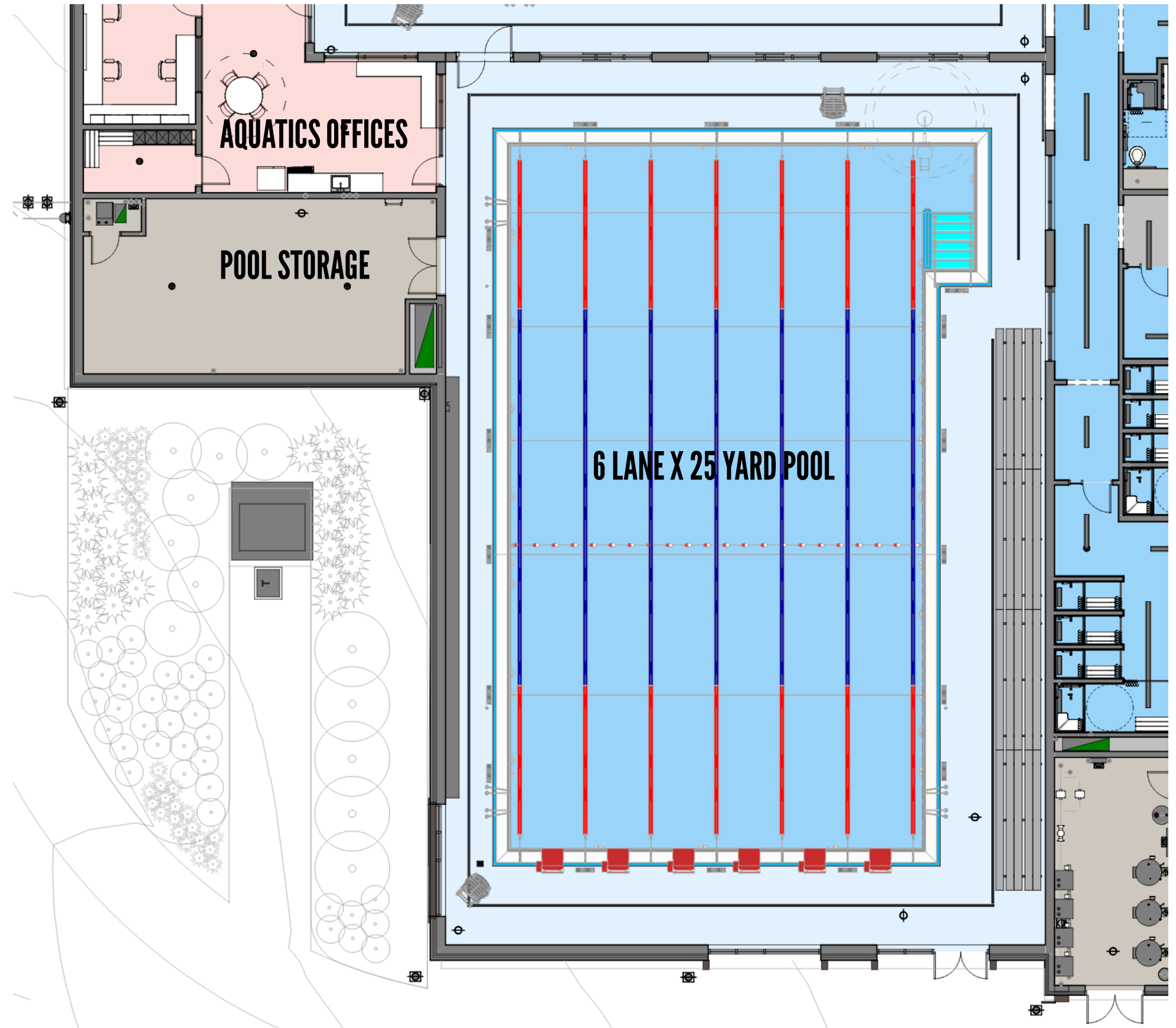
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FIRST FLOOR PLAN : LEISURE POOL





FIRST FLOOR PLAN : LAP POOL







GYMNASIUM & NATATORIUM

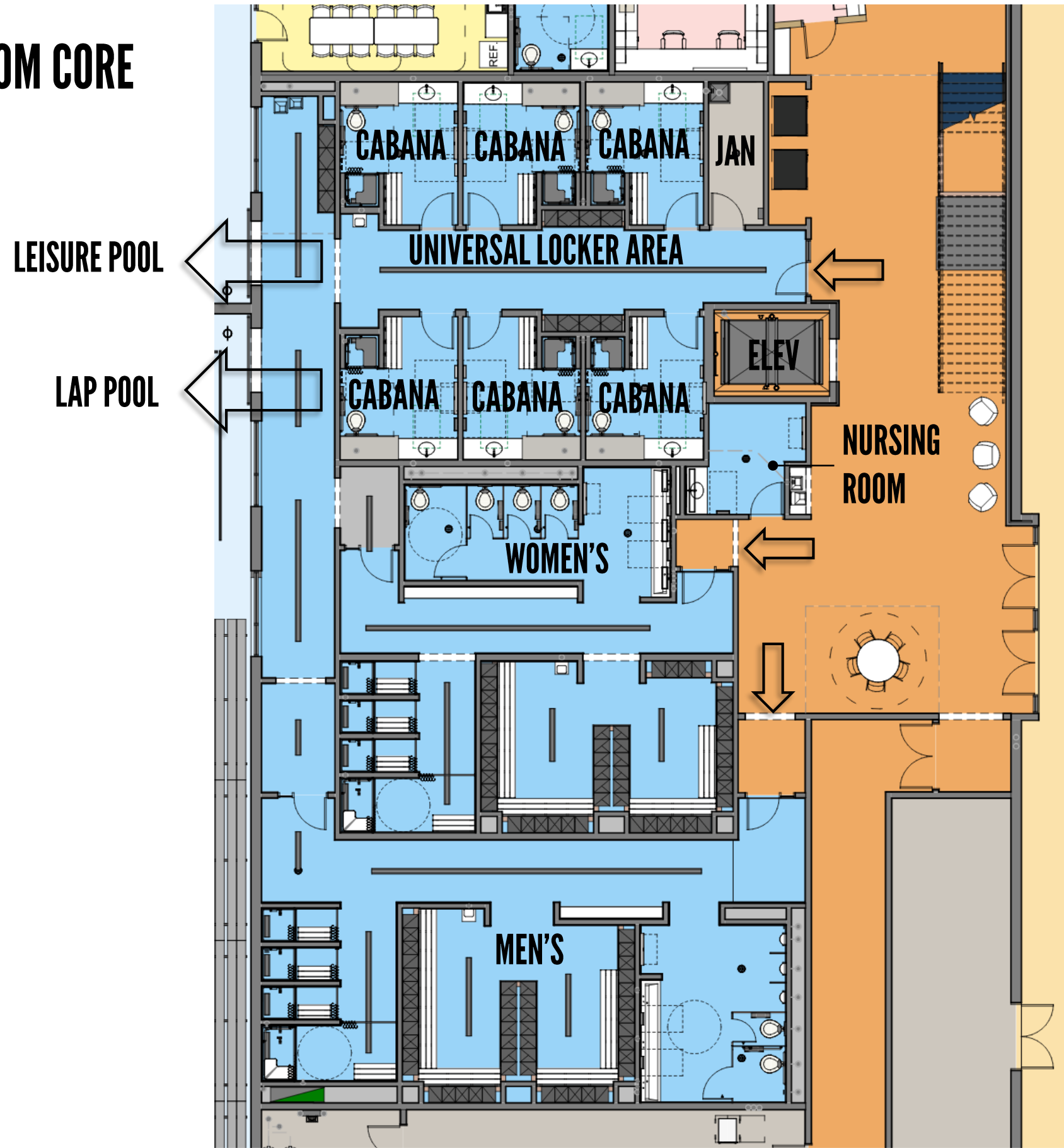
GYMNASIUM/NATATORIUM DESTINATION SPACES



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FIRST FLOOR PLAN : LOCKER ROOM CORE

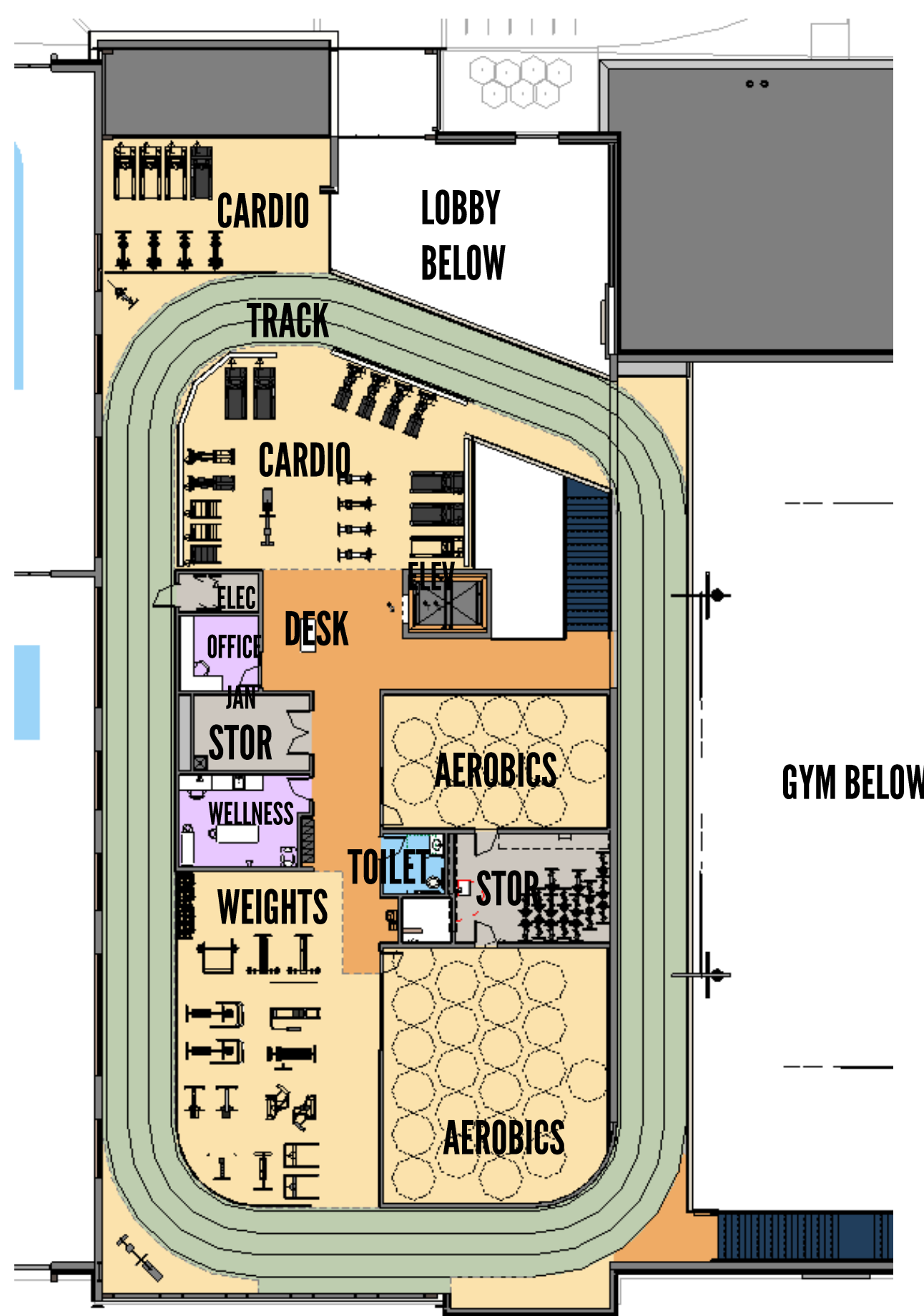




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SECOND FLOOR PLAN : FITNESS AREAS







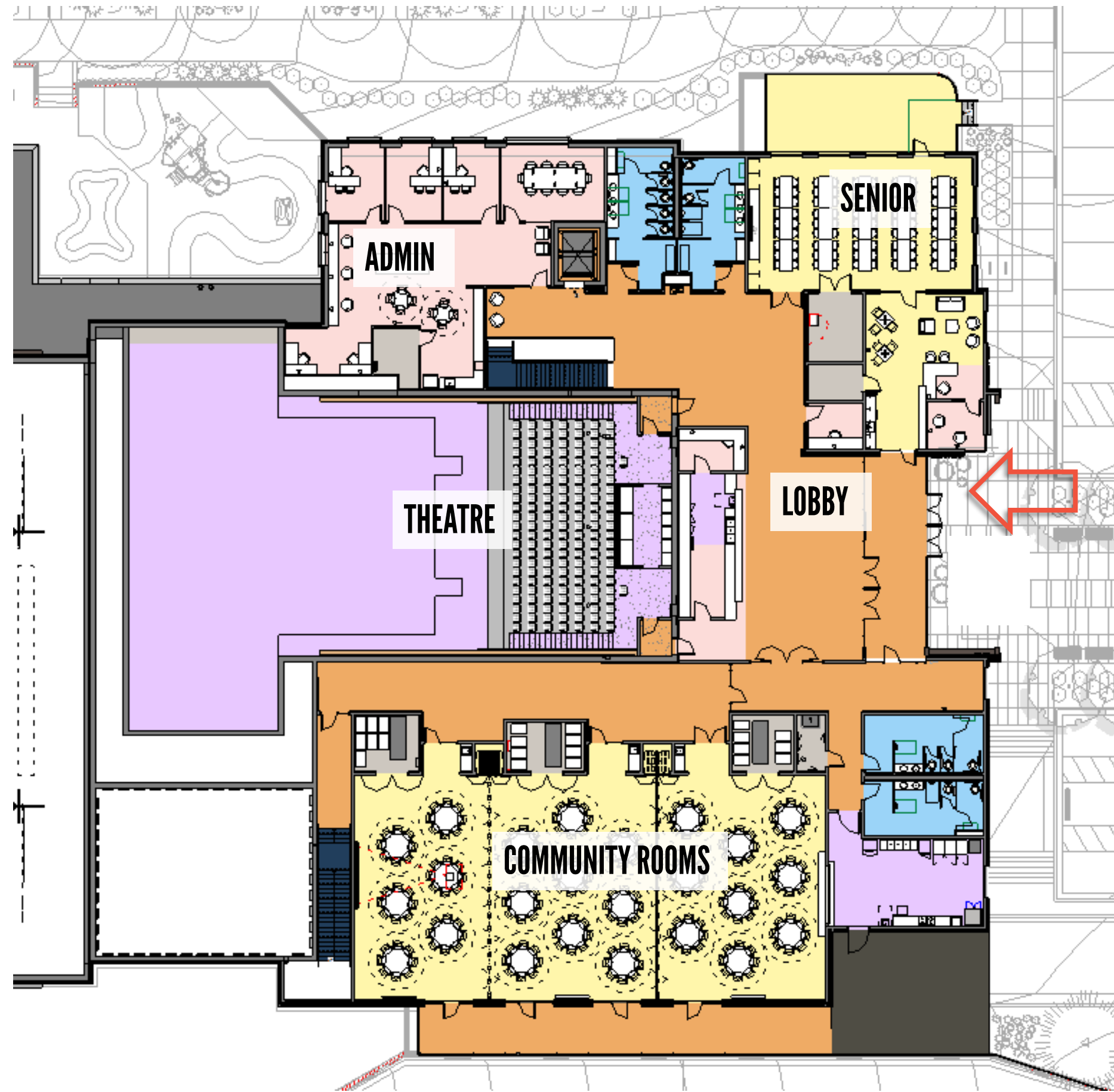
FITNESS & AEROBICS DESTINATION SPACES



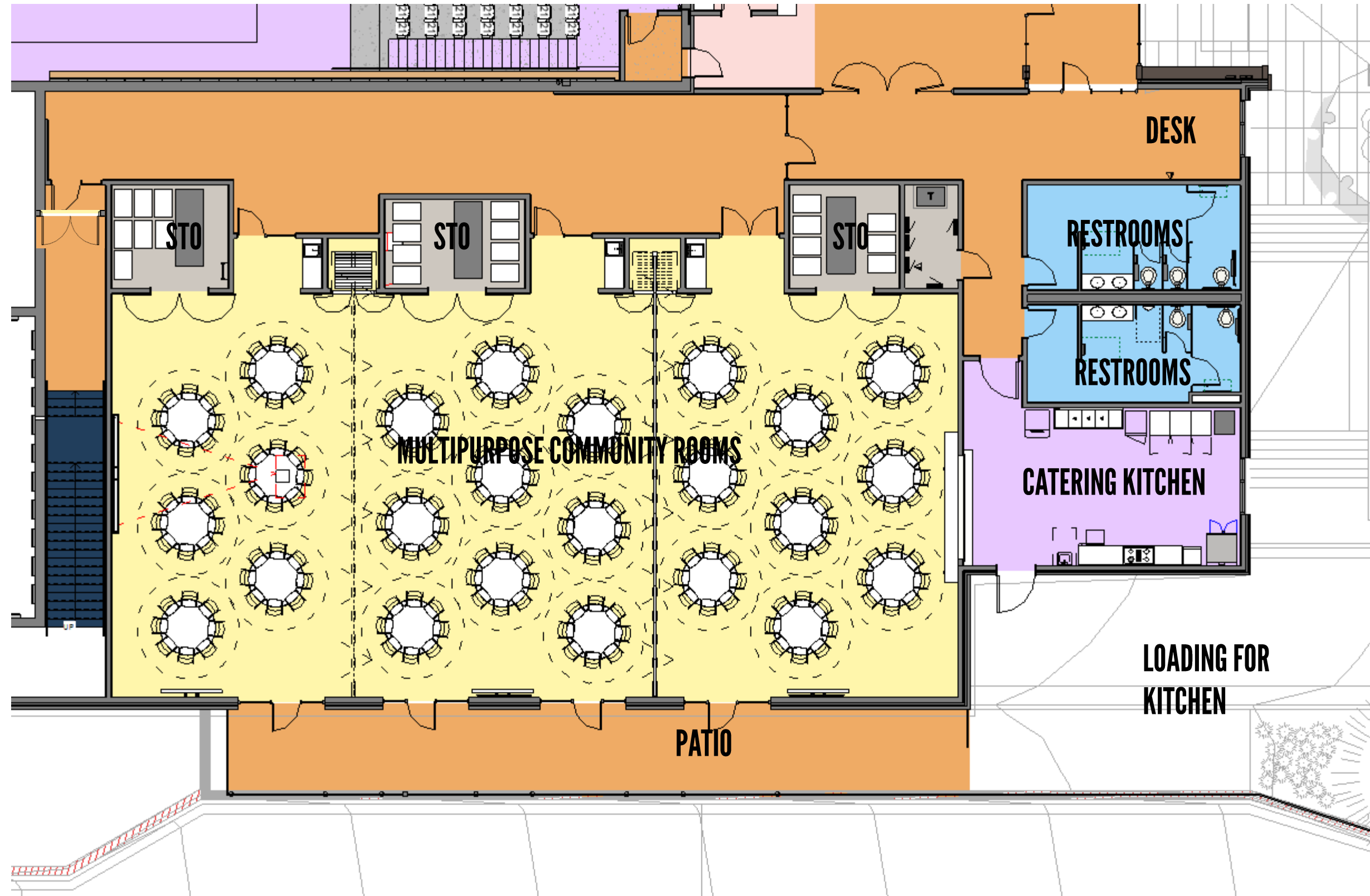
CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY INTERIOR DESIGN – MATERIAL BOARD



**SECOND FLOOR PLAN :
COMMUNITY / THEATRE /
SENIOR ENTRY**



SECOND FLOOR PLAN : COMMUNITY ROOMS





CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY

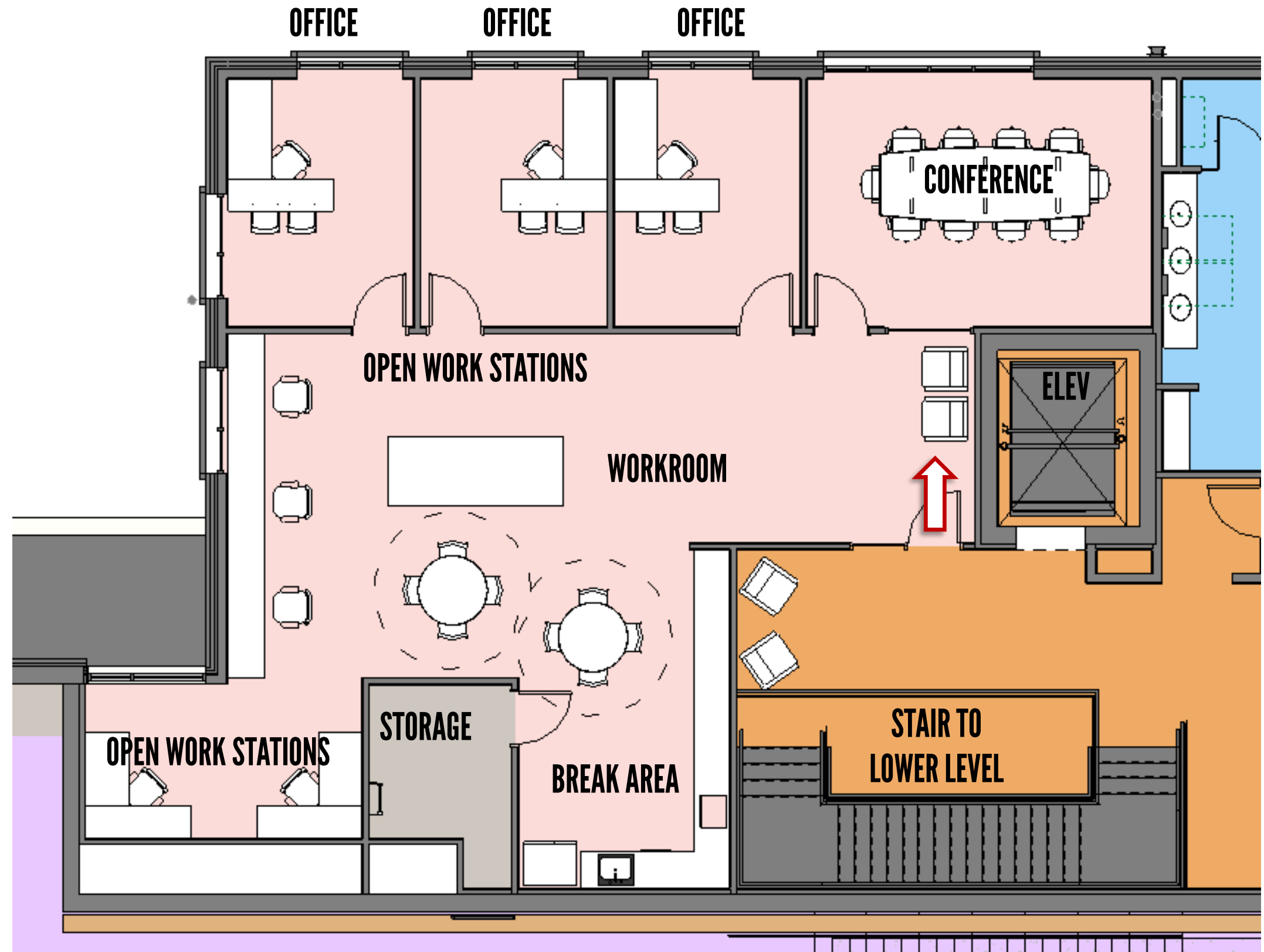




ADMINISTRATION & COMMUNITY

COMMUNITY ROOM / MULTI-PURPOSE ROOMS
DESTINATION SPACES

SECOND FLOOR PLAN : ADMINISTRATION



SECOND FLOOR PLAN : SENIOR CENTER





SENIOR LOUNGE



CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY





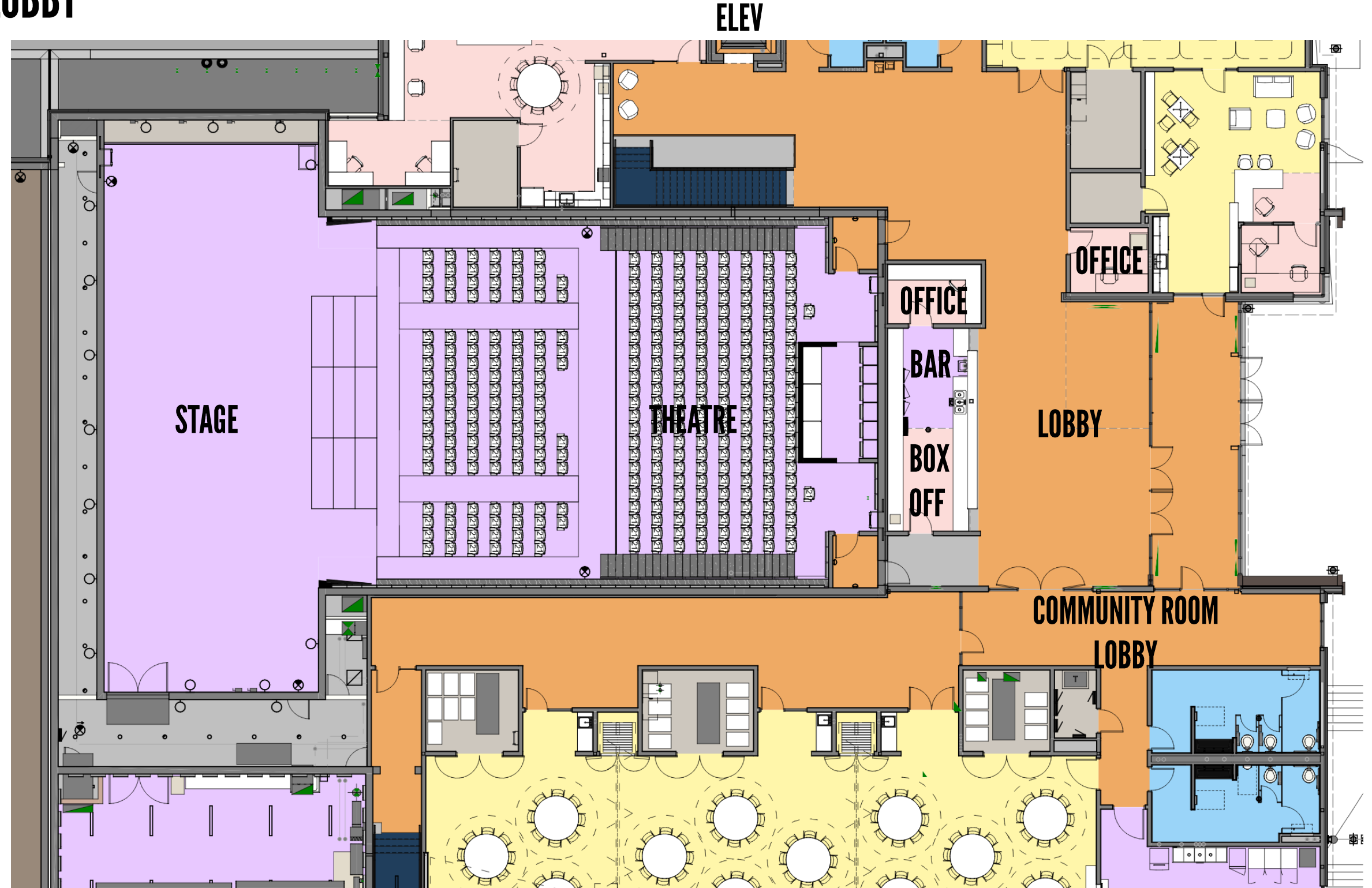
SENIOR LOUNGE DESTINATION SPACES



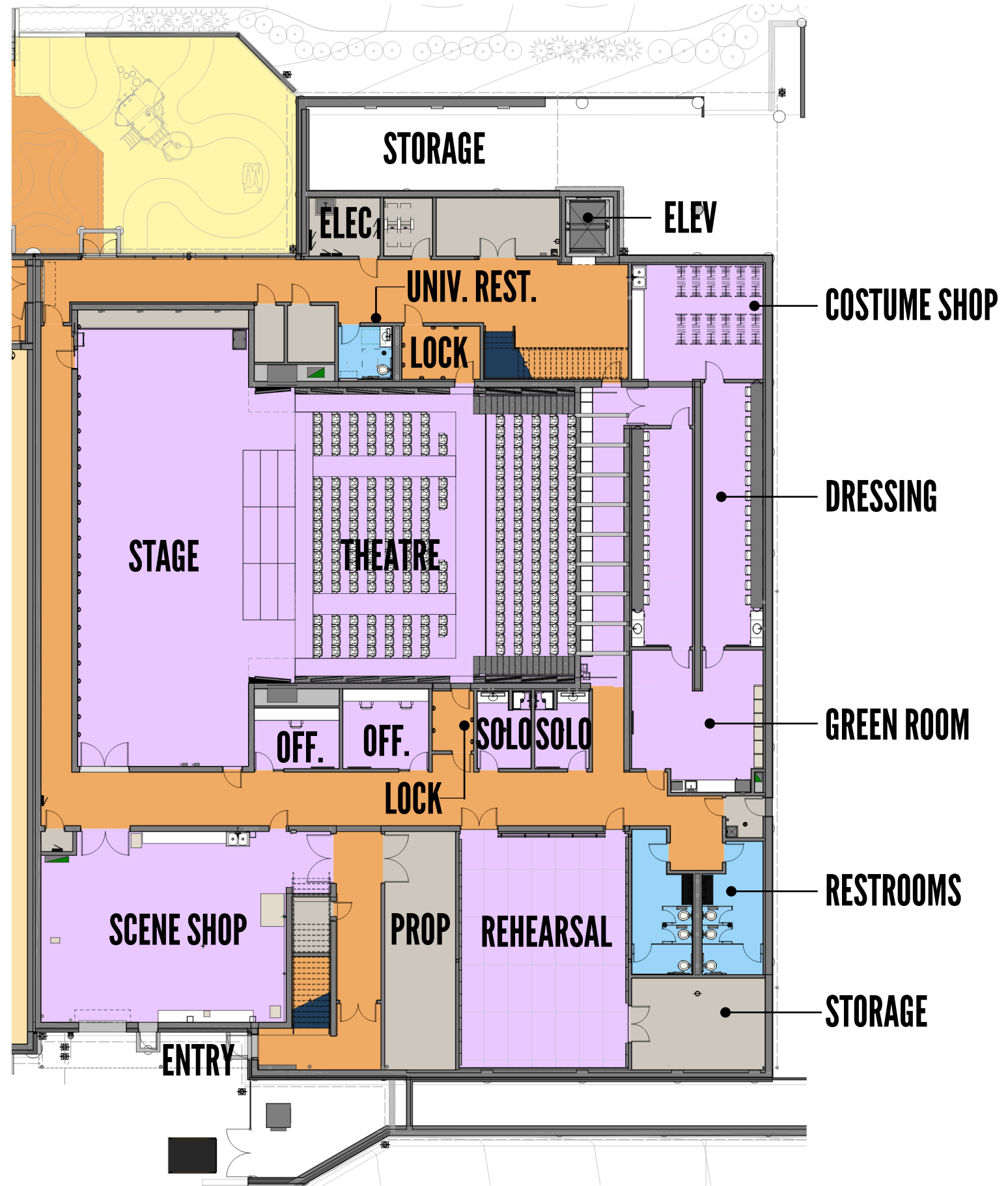
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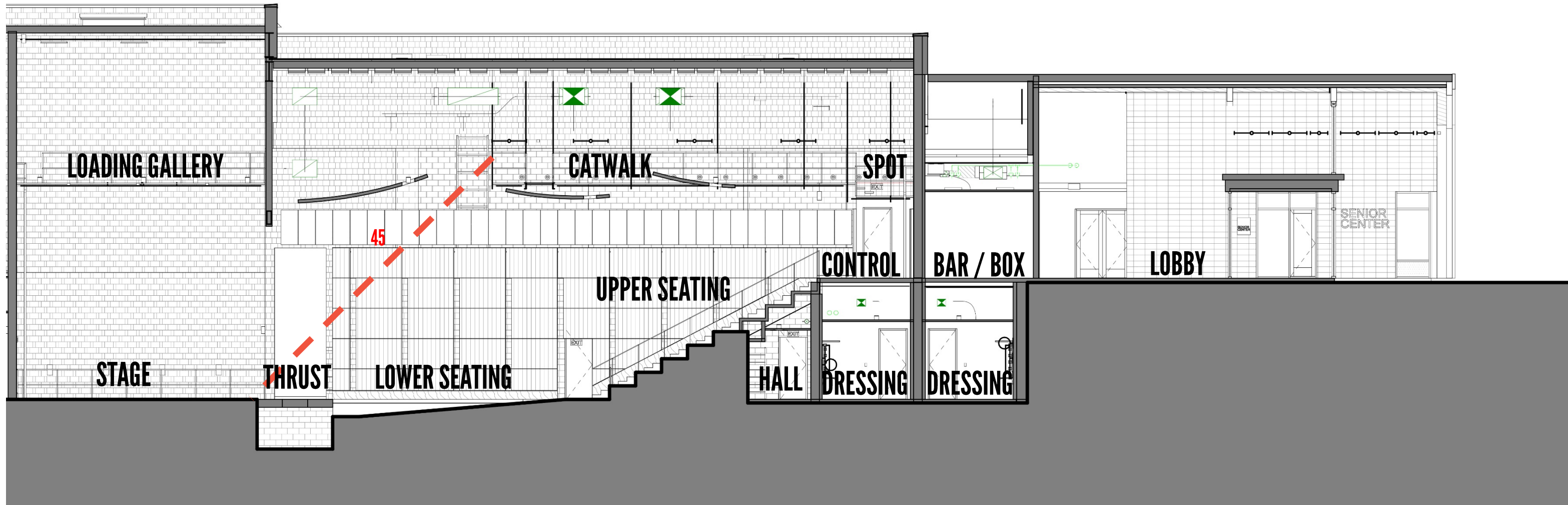


SECOND FLOOR PLAN : THEATRE, BOX OFFICE, & LOBBY



FIRST FLOOR PLAN : THEATRE SUPPORT SPACES





CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY









CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY





THEATRE LOBBY

THEATRE LOBBY / BOX OFFICE GATHERING SPACES



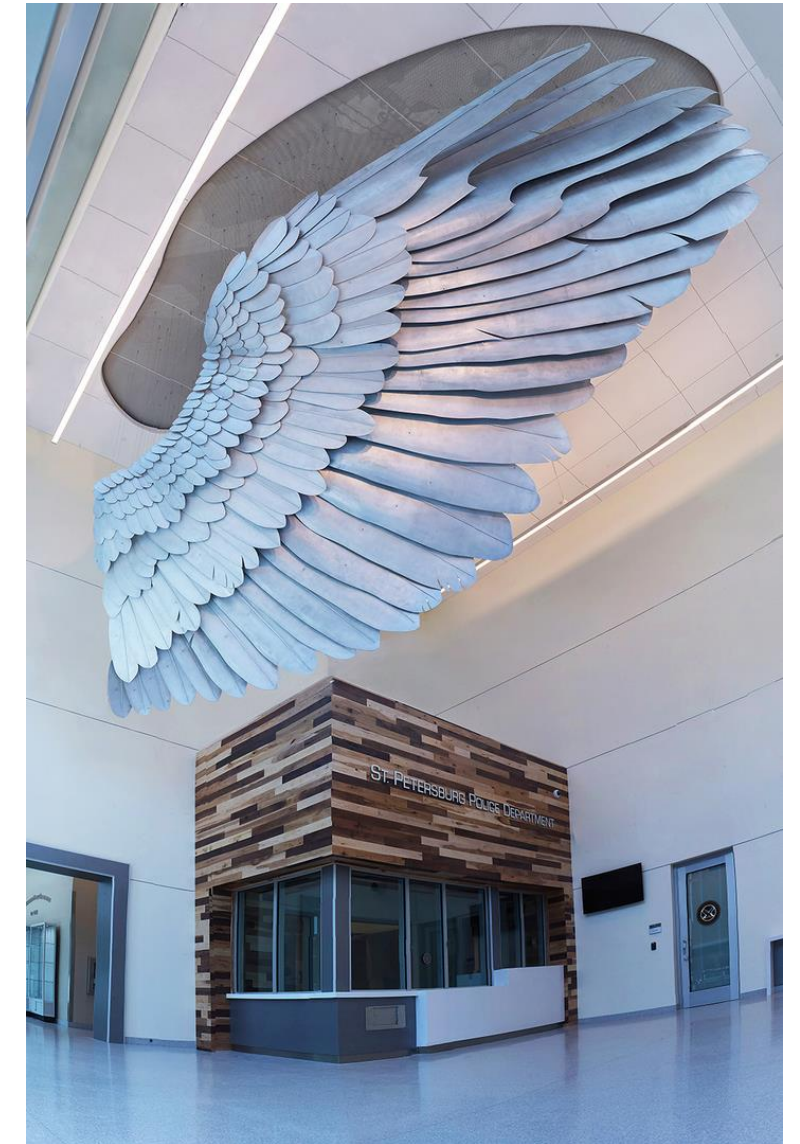
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FEB 10, 2020

ATRIUM SCULPTURE

- **COMMITTEE**
 - **NAHF, YOUTH COMMISSION, SENIOR ORGANIZATION & STAFF**
- **PROJECT BUDGET \$135,000-\$137,500**
 - **FULLY GRANT FUNDED THROUGH SCFD & NAHF**
- **RECEIVED OVER 100 SUBMISSIONS**
 - **37 DEEMED FULLY QUALIFIED**
- **ARTIST MARK AELING SELECTED**





RECREATION ENTRY



CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY





THEATRE / SENIOR ENTRY



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THEATRE / SENIOR ENTRY



CITY OF NORTHGLENN – RECREATION CENTER, SENIOR CENTER, THEATRE AND PARKWAY



Project budget & Final Guaranteed Maximum Price

PROJECT BUDGET REVIEW

- **ORIGINAL APPROVED PROJECT BUDGET \$53 MILLION**
 - **\$42 MILLION FACILITY**
 - **\$11 MILLION INFRASTRUCTURE**
 - **INCLUDES BOTH HARD AND SOFT COSTS**

- **ADDITIONAL FUNDING**
 - **ADAMS COUNTY OPEN SPACE GRANT \$1.5 MILLION**
 - **SCIENTIFIC & CULTURAL FACILITIES DISTRICT \$100,000**
 - **NORTHGLENN ARTS & HUMANITIES FOUNDATION \$25,000**
 - **DONATIONS \$10,000 (IN PROCESS)**
 - **COLORADO CREATIVE INDUSTRIES \$2,500 (PENDING)**

- **CURRENT APPROVED PROJECT BUDGET \$54,625,000**
 - **CITY \$54,500,000**
 - **NAHF \$125,000**

**PROPOSED FGMP
VARIANCE FROM IGMP**

IGMP SD PRICING (5% CONTINGENCY)	\$43,529,417	ISSUED 05/2019
SITE FGMP (3% CONTINGENCY)	\$9,138,075	ISSUED 10/2019
INITIAL PROPOSED FGMP CD PRICING (3% CONTINGENCY)	+ \$35,600,000	
<hr/>		
TOTAL PROPOSED FGMP	\$44,738,075	
VARIANCE	\$1,200,000 (approximate)	



PROPOSED FGMP VALUE ENGINEERING EXERCISE

TOTAL VALUE ENGINEERING REDUCTION - \$800,000

EXAMPLES OF SCOPE MODIFICATIONS:

**CHANGING A PORTION OF WOOD-GRAIN SIDING TO METAL PANEL
CHANGE FROM CONCEALED FASTENER TO EXPOSED FASTENER
SITE FGMP ALLOWANCE SAVINGS
REVISIONS TO FINAL MATERIALS AND FINISH SELECTIONS
REVISIONS TO SITE FURNISHINGS/LANDSCAPING**

**PROPOSED FGMP
CITY REQUESTED SCOPE MODIFICATION (SINCE IGMP)**

TOTAL VALUE OF CITY REQUESTED SCOPE ADDITIONS - \$400,000

EXAMPLES OF SCOPE ADDITIONS:

- CONCRETE TOWER AT SLIDE**
- ACCESS CONTROLLED DOORS**
- BASEMENT STORAGE AREA**
- OUTDOOR PLAY AREA ENHANCEMENTS**
- PARKWAY ENHANCEMENTS**
- THEATRE FINISHES/MILLWORK**
- POOL SOUND SYSTEM**

PROJECT COST BREAKDOWN

	ORIGINAL BUDGET	APPROVED BUDGET*	ACTUAL COST*
SITE CONSTRUCTION	\$8,500,000		\$9,138,075
BUILDING CONSTRUCTION	\$33,500,000		\$34,750,000 (proposed FGMP)
DESIGN & SOFT COSTS	\$11,000,000		\$10,611,925
<hr/>			
TOTAL PROJECT COSTS	\$53,000,000	\$54,500,000	\$54,500,000

*includes grant funds of \$1,500,000



Public input



COMPLETED PUBLIC INPUT:

PRESCHOOL PARENTS :

AQUATICS USERS :

CHILDREN & FAMILIES:

TOT LOT PLAY STRUCTURE

LEISURE POOL PLAY FEATURE

INDOOR PLAY THEMING

and the winning theme is....

UPCOMING PUBLIC INPUT:

SENIOR USERS :

FURNITURE

Next Steps

- **CONSENSUS ON PROPOSED FGMP**
FEBRUARY 10, 2020 (TONIGHT)
- **ISSUANCE OF FGMP**
FEBRUARY 24, 2020
- **BUILDING PERMIT**
MARCH 2020

THANK YOU FOR HAVING US!



BARKER
RINKER
SEACAT

ARCHITECTURE

