



**PARKS, RECREATION AND CULTURE MEMORANDUM
#19-2020**

DATE: July 27, 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 Master Plan Phase I Implementation July Update

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 \$ \$44,832,703.00 with a total contingency amount of \$3,931,295.00.

Site construction began in October 2019.

UPDATE

Installation of the steel structure has started in the pool area of the building. Due to the harsh environment in the natatorium, this is one of the most critical pieces for building envelope containment. A preconstruction meeting was held with members of the FCI team, subcontractors, BRS, and City staff to ensure that all members of the team have a clear understanding of the specialized methods and materials that are specified for the pool. Approximately 45 people were involved virtually and on site, providing a good starting point for the construction in this area.

The foundation, slabs and masonry for the theatre, senior center and community rooms are beginning to take shape. The work along Memorial Parkway continues with the latest focus on the Memorial and Festival lawn concrete, and detention pond sidewalks. The seat walls around the Veteran's Memorial are now in place. The protection surrounding the sculpture was temporarily removed so that this work could take place. Patrick Kipper, who provides regular maintenance and repair on the city's bronze sculptures, was able to inspect the sculpture and found no adverse effects from construction.

Xcel Energy was able to complete their work on Community Center Drive, this allowed for the reopening of the sidewalk and crosswalks. Xcel has started their work with building gas and electrical service to the building and site.

As previously reported, a grant request was submitted to Xcel Energy for Electric Vehicle infrastructure on April 27. We have still not yet been notified if the project will be awarded funding, Project One is following up with Xcel to gain a better understanding of the status of that grant request.

As discussed in the May update, FCI provided the city with notification that there would be project delays associated with the building permit and the doors, frames and hardware design detail. These impacts have been updated through Change Order 05 as noted on page 4 of this memo. The entire team will monitor the schedule and progress throughout and if efficiencies can be gained, these funds can be returned for an earlier finish if possible. To maintain team cohesiveness and an opportunity to discuss efficiencies as the project continues, a monthly meeting with the core team has been established. This includes the BRS Principals and FCI's executive staff, as well as the core team from the City of Northglenn and Project One Cumming.

NEXT STEPS

The next significant FF&E contract that will be brought forward will be for furniture. This contract will be tied to the completion of the furniture selection workshops. These furniture workshops have started with BRS and will continue through August or September. Once the design workshops are complete and furniture selections have been made, the process to develop the RFP will follow. The RFP will specify the majority of the furniture for the building, and a vendor selected through a competitive process.

Artist Mark Aeling continues to work with the team, and has begun the conceptual design process for the lobby sculpture. The initial design, including a scaled mock up, is still on schedule to be presented to the Northglenn Arts and Humanities Foundation (NAHF) in early August. The members of the NAHF will continue to serve as the design committee for this sculptural element.

The team is reviewing options for keeping interest and community engagement high in the project by means of more frequent photo updates or other tools. Updates will be provided as this plan more fully develops.

Key upcoming project milestones include:

Furniture Design Workshops	July-August 2020
Furniture RFP Development	September-October 2020
Furniture Vendor RFP Process	November-December 2020

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 cease operations. FCI

will notify the city when and if there are any specific, direct impacts to the project costs and/or schedule. As of now, no cases of COVID-19 have been noted for the construction crews and FCI continues to monitor and survey every worker daily or signs or symptoms. Although many of the larger team meetings that include city staff, Project One staff and members of the design team, as well as FCI and their subcontractors, are still taking place virtually, construction inspections and site walks are done in person, as appropriate and necessary. This team is committed to taking a mindful approach to scheduling these in-person meetings, limiting group sizes, maintaining appropriate social distancing and wearing face coverings.

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
Soft Costs	\$11M
TOTAL	\$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:

Vendor	Purpose	Date	Amount
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
VTI	Security / Access Control	April 27, 2020	\$409,887
	Total Budget Authorized		\$49,246,495.60
	Remaining Project Budget to be Allocated / Authorized		\$5,253,504.40

Vendor Changes to Date

Vendor – Change Number	Description	Date	Amount
BRS – Contract Value			\$3,675,866
ASP 001	A/V / Paging Design Add	February 7, 2019	\$35,725
ASP 002	Plat / Rezone Services Add	June 21, 2019	\$13,100

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ASP 003	Foundation Design Change	June 21, 2019	\$37,650
ASP 004	Sewer Flow Testing	January 31, 2020	\$3,021
ASP 005	Running Track Modification	March 16, 2020	\$9,750
New Total			\$3,775,112

FCI – Contract Value			\$43,887,003
PCCO 001	Storage Room Add, Civil CD Updates	December 16, 2019	\$48,873
PCCO 002	ASI 1, Slab Drainage, Allowance Allocations	January 24, 2020	\$0.00
PCCO 003	Foundation clarifications, Addendum 002 site costs	April 27, 2020	\$347,797
PCCO 004	Remainder of Add. 02, City approved VE changes, ADA parking at City Hall	May 1, 2020	\$549,030
PCCO 005	ASI 004 Updates. Schedule General Conditions updates with Permit Delay	June 17, 2020	\$467,732.09
New Total			\$45,300,435.09
Project One Cumming – Contract Value			\$881,980
Change Order 01	Remove CIG scope of services	April 14, 2020	(\$101,345)
New Total			\$780,635

Upcoming contracts with anticipated costs:

Vendor	Purpose	Date	Estimated Amount
Furniture	Rec, Theatre, Senior Furniture	Nov-Dec 2020	\$350,000

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.