

**PARKS, RECREATION AND CULTURE MEMORANDUM  
#20-2020**

**DATE:** August 24, 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 August 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. Building vertical construction began in April 2020.

**UPDATE**

Steel joists have been installed in the gymnasium, and a portion of the roofing has been placed, as well. Many yards of concrete were brought onsite and poured to form the pools, pool decks, and pool maintenance rooms this month.

Work on the masonry walls and the under-slab crawl space for the theatre, senior center and community rooms continued through this month. The tot lot foundation was also completed. The work along Memorial Parkway has progressed to fine grading at areas near the sidewalks. In-grade lighting for the Veteran's Memorial was installed, in preparation for pouring the concrete plaza. The team reviewed the grading around this area multiple times to verify correct lighting placement, drainage and integration with the memorial. The bicycle and pedestrian trail along the north side of Memorial Parkway is also beginning to take shape.

On July 22, the city received notification that funding has been awarded from Xcel Energy for electric vehicle (EV) infrastructure, which was very positive news. The next step will be to facilitate

a coordinated effort between Xcel Energy and FCI for the installation of the EV charging station infrastructure.

The facility has been designed with the ability to add photovoltaic panels to capture solar energy, though the installation of that system was not included in the base cost of the project. An introductory meeting was held with a vendor and the city's project team to review potential costs and benefits associated with several different solar arrays. The team will further explore the possibility of utilizing existing project funds to include a solar array, and fully recognizes and supports the city's commitment to renewable energy.

### **NEXT STEPS**

The furniture workshops have started and are on track per the milestone schedule below. The BRS team has outlined the needs of the facility and is aligning these with the budget, set at \$350,000. The RFP process will proceed once the design process is complete.

Artist Mark Aeling presented a conceptual design for the lobby sculpture to the Northglenn Arts and Humanities Foundation (NAHF) members on August 6. The members of the NAHF were overwhelmingly in support of moving forward with Aeling's proposed design, and provided him with feedback regarding the color palette. FCI, BRS and the City's team will be meeting with Mark Aeling to review the structural and electrical needs of the piece, to ensure that the fabrication and installation process will progress with ease.

To keep our community excited and informed about the project, FCI has completed a short video that includes a series of interesting facts about the project. Once the video editing is complete it can be shared on social media. In addition, City staff is working with First Light Video Productions to do a virtual tour of the construction site, helping connect the spaces that can be seen on the project site with the renderings that community members saw during the design phase. This video is intended to be released this fall, as the project reaches the "topping out" milestone.

Key upcoming project milestones include:

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

### **BUDGET/TIME IMPLICATIONS**

At this time, there continue to be no significant impacts to the project schedule as a result of COVID-19. FCI is taking necessary precautions to monitor employees and contractors for symptoms, conducting daily safety briefings and enforcing social distancing protocols and mask wearing. FCI will notify the city when and if there are any specific, direct impacts to the project costs and/or schedule. 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.

The permit delay notification presented in previous updates will be monitored as the project

progresses. The project is currently tracking well after this initial hurdle was cleared, but as the project progresses this schedule extension could result in additional contract extensions and adjustments from other vendors including Project One and BRS. No action is required at this time, but if needed, will be brought forward to City Council.

As an additional note, most of the contingency that was authorized for the design phase of the project with BRS has been expended. While there are not any current design changes anticipated, any additional changes to the scope of the BRS contract would require authorization by City Council.

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
<b>TOTAL</b>	<b>\$54.5M</b>

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
	<b>Total Budget Authorized</b>		<b>\$49,246,495.60</b>
	<b>Remaining Project Budget to be Allocated / Authorized</b>		<b>\$5,253,504.40</b>

Vendor Changes to Date

Vendor – Change Number	Description	Date	Amount
<b>BRS – Contract Value</b>			\$3,675,866
ASP 001	A/V / Paging Design Add	February 7, 2019	\$35,725

NGCC Master Plan Phase I Implementation August Update

August 24, 2020

Page 4 of 4

ASP 002	Plat / Rezone Services Add	June 21, 2019	\$13,100
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
<b>New Total</b>			<b>\$3,775,112</b>

<b>FCI – Contract Value</b>			\$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
PCCO 006	Judo Mat Hoist, Track design, misc. site repairs.	July 27, 2020	\$10,910
<b>New Total</b>			<b>\$45,311,345.09</b>
<b>Project One Cumming – Contract Value</b>			\$881,980
Change Order 01	Remove CIG scope of services	April 14, 2020	(\$101,345)
<b>New Total</b>			<b>\$780,635</b>

Upcoming contracts with anticipated costs:

<b>Vendor</b>	<b>Purpose</b>	<b>Date</b>	<b>Estimated Amount</b>
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](mailto:apeterson@northglenn.org).