# PUBLIC WORKS DEPARTMENT MEMORANDUM #2018 – 50

DATE: August 27, 2018

TO: Honorable Mayor Carol Dodge and City Council Members

FROM: Heather Geyer, City Manager W

Robert Webber, MBA, Interim Director of Public Works

SUBJECT: Council Discussion Item

Northglenn Justice Center (NJC) Construction Update

#### **PURPOSE**

The City Construction Project Team will provide an update to Council on project status of the Justice Center project at the end of every month. This is the final project update.

### **BACKGROUND**

The Justice Center construction project was initiated and approved through City Council on March 27, 2017. FCI Constructors provided the City with a Guaranteed Maximum Price (GMP) to complete all site work and the building construction. Ground breaking occurred April 14, 2017.

The Building Construction Team:

- City of Northglenn, Owner
- Hoeffer Wysocki Architects (HWA), architecture and engineering
- FCI Constructors, Inc. (FCI), construction manager

#### CONSTRUCTION ACTIVITY

During the month of July/August the contractor has completed the majority of items found during punch list walks. The project received the Certificate of Occupancy and delivery/installation of furniture has begun. The project is on schedule for the grand opening on September 11, 2018.

## **BUDGET/TIME IMPLICATIONS**

No measurable construction delay.

### **CONTINGENCY/CHANGE ORDERS**

The recent contingency log and change order items this month are shown in yellow highlight.

Contractor's Contingency Log

- Transmiss	Void Form system	\$116,027
2	Metal panel mock-up	\$2,500
3	Roof clips warranty	\$10,179
4	Added Type S1 automated door	\$12,990
5	100% CD release	\$148,887
6	Utility (Water, Sewer, Storm) elevation lowering	\$19,144
7	Credit – Seismic design, Victim Advocate room, fan boxes	(\$105,151)
8	Credit – Utility Plan, plumbing changes	(\$3,146)
9	Credit – Generator deduct	(\$19,288)
10	MSE east wall elevations	\$4,709
11	Credit – Water line changes and Acoma Street repairs	(\$1,343)
12	Factory paint on section doors	\$4,545

# Northglenn Justice Center August 27, 2018

13 Credit – Acoustical panel credit (\$18,140)  4 Added sprinkler heads in holding cells  Roof curbs  \$2,685  15 Roof curbs  \$1,229  16 Glazing for sectional doors  \$2,137  Evidence storage lockers/proxy cards  \$57,804  8 Grout perimeter wall of cell blocks  17 Evidence storage lockers/proxy cards  \$57,804  8 Grout perimeter wall of cell blocks  18 Grout perimeter wall of cell blocks  19 If room fire sprinkler system — dual system required  \$12,799  Video recording server space upgrade to 90 days  \$3,609  10 Video recording server space upgrade to 90 days  \$3,609  11 Freeze-less roof hydrants on balconies  12 Added Roof Drains versus roof area requirements  13 Radius Bent Plate (framing) at Rotunda  14 Locker Changes Per Submittal Review  15 Judges Bench – Wood Panel and Raised Floor  16 Added LINX HID Card Readers, WIF1 Locks revised  17 Added Hot Water at Dog Kennel  18 Added Ceiling Framing to accommodate Light Fixture Pockets  18 Relocate Exterior Bracing to clear Interior Wall Finish  19 Relocate Exterior Bracing to clear Interior Wall Finish  10 Credit – Reduce Rigid Insulation  10 Credit – Reduce Rigid Insulation  11 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  12 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  13 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  14 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  15 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  16 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  17 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  18 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  19 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  10 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  11 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  12 Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)  13 Framing at Rotunda/Sound Barrier in Kennel (reduce so	13	Cradit - Acquetical papal cradit	(\$18.170)
15         Roof curbs         \$1,229           16         Glazing for sectional doors         \$2,137           7         Evidence storage lockers/proxy cards         \$57,804           18         Grout perimeter wall of cell blocks         \$2,929           19         IT room fire sprinkler system — dual system required         \$12,799           20         Video recording server space upgrade to 90 days         \$3,609           21         Freeze-less roof hydrants on balconies         \$5,938           22         Added Roof Drains versus roof area requirements         \$4,259           23         Radius Bent Plate (framing) at Rotunda         \$1,625           24         Locker Changes Per Submittal Review         \$7,911           25         Judges Bench — Wood Panel and Raised Floor         \$7,912           26         Added LINX HID Card Readers, WIFI Locks revised         \$6,673           27         Added Celling Framing to accommodate Light Fixture Pockets         \$1,789           28         Relocate Exterior Bracing to clear Interior Wall Finish         \$3,336           30         Credit – Reduce Rigid Insulation         (\$2,487)           31         Framing at Rotunda/Sound Barrier in Kennel (reduce sound transfer)         \$3,112           32         Added Relays in the Interview Rooms for			
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56Changes to Drywall and Insulation Room R-19\$2,70157Pass Thru Window\$3,15358Conduit for Fiber Run to Tower\$11,813	54	Truncated Domes at ROW Sidewalk / Added Bollards	\$8,448
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57 Pass Thru Window \$3,153 58 Conduit for Fiber Run to Tower \$11,813	56	Changes to Drywall and Insulation Room R-19	\$2,701
58 Conduit for Fiber Run to Tower \$11,813	57		\$3,153
	58	Conduit for Fiber Run to Tower	
	59	Rework Parking Lot Grade	

Total Contingency Authorized	\$527,006
Construction Contingency	\$545,460
Remaining Construction Contingency	\$18,454

Change Order Log (encumbered from owner's contingency)

N/A	Original CMAR Contract/Pre-Construction Fee	\$48,456
1	Amendment original contract to include GMP	\$19,863,150
*1A	Addendum Comm Ctr Dr – Road/Traffic Signal Improvements	\$368,444
	Owner's Contingency	
2	Perimeter drain – up size piping (4' to 6"), add cleanouts	\$32,188
3	Structural fill adjacent to 14' front concrete wall	\$11,878
4	Glass façade change to storefront to curtain wall	\$18,355
5	Defensive tactics room	\$13,929
6	Adjustments to Court waiting room, corridor design, and	\$31,584
7	mechanical items (thermostats and CO2 sensors)	¢40.700
7	Architectural interior – fl plans, dr locations, switches, window detail	\$19,768
8	Added fire alarms per North Metro Fire	\$17,688 \$32,589
*10	Access Control and Security Changes  Addendum Comm Ctr Dr – Road/Traffic Signal Improvements	φ32,369
11	Evidence Pass Thru Lockers	\$61,463
12	ASI# 007 Misc. Changes to Landscaping, Box Walk, Fencing,	\$26,197
12	Snow Storage	φ20,197
13	PR #004 Added Tile in Break Room	\$2,044
14	ASI #008 Box Walks – Electrical and Civil Changes, Added C Channel for RFI #174	\$21,687
15	PR 02 Traffic Signal Adjustments	\$18,422
16	ASI #009 Victim Advocate Room	\$9,825
17	Asphalt at the Intersection of Community Center Drive	\$107,632
Total	Contingency Engumbered	\$425,249
Total Contingency Encumbered  Owner's Contingency (3% of \$19,863,150)		,
Rem	\$595,895 \$170,646	

<sup>\*</sup>Traffic Signal does not deduct from Contingency because it is an addendum to the GMP.

# **STAFF REFERENCE**

Robert Webber, MBA Interim Director of Public Works
Nathan Haasis, P.E. Interim Operations Manager

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nhaasis@northglenn.org 303.450.8837

# **ATTACHMENTS**

None