

**PUBLIC WORKS DEPARTMENT
MEMORANDUM #2018 – 50**

DATE: August 27, 2018
TO: Honorable Mayor Carol Dodge and City Council Members
FROM: Heather Geyer, City Manager *HG*
Robert Webber, MBA, Interim Director of Public Works *RW*
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
- Hoeffler 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

1	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

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13	Credit – Acoustical panel credit	(\$18,140)
14	Added sprinkler heads in holding cells	\$2,685
15	Roof curbs	\$1,229
16	Glazing for sectional doors	\$2,137
17	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 Hot Water at Dog Kennel	\$4,361
28	Added Ceiling Framing to accommodate Light Fixture Pockets	\$1,789
29	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 Cameras	\$7,666
33	RFI #170 Slab Edge & RFI #139 Sprinkler Head Add	\$5,913
34	Various Tech Changes (camera mics and power to judges bench)	\$4,819
35	Net - Credit for Asphalt Millings, Expense for Dirt Export	\$8,659
36	Bronze Signage Plaque	\$15,856
37	Structural Steel Conflict with Curtain Wall Framing	\$3,500
38	Credit – Reduce of Exterior Metal Ceiling	(\$3,603)
39	Added PRV (reduce water pressure) after 3” Back-Flow Preventer	\$2,079
40	Masonry Work to accommodate Card Readers on 6 doors (see #26)	\$2,280
41	Additional Fume Exhausting – Weapons Cleaning and Crime Lab	\$11,156
42	Cut Wedge Anchors at Sally Port Door Jamb, plug weld and sand	\$3,850
43	Irrigation routing changes around MSE Retaining Wall	\$2,114
44	Added Angle Iron/Extend Brick Ledge at Two Bump-outs	\$2,266
45	Security Walls/Planter Walls and Fire Lane Access	\$86,032
46	Casework Changes – Countertops, Cabinet Door Locks	\$2,094
47	RFI #168 Upper Partition Detail in Lobby	(\$1,846)
48	Added Sound Rated Partitions	\$2,577
49	Alternate Fixture in Front Entry	\$4,004
50	Block Sealer	\$9,750
51	Soap Dispensers	\$2,279
52	Added Mail Slots	\$5,447
53	Flooring for Bulk Evidence Storage / Smoke Seals	\$2,162
54	Truncated Domes at ROW Sidewalk / Added Bollards	\$8,448
55	RFI #195 Added Biometric Card Readers	\$2,197
56	Changes to Drywall and Insulation Room R-19	\$2,701
57	Pass Thru Window	\$3,153
58	Conduit for Fiber Run to Tower	\$11,813
59	Rework Parking Lot Grade	\$20,106

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 mechanical items (thermostats and CO2 sensors)	\$31,584
7	Architectural interior – fl plans, dr locations, switches, window detail	\$19,768
8	Added fire alarms per North Metro Fire	\$17,688
9	Access Control and Security Changes	\$32,589
*10	Addendum Comm Ctr Dr – Road/Traffic Signal Improvements	-
11	Evidence Pass Thru Lockers	\$61,463
12	ASI# 007 Misc. Changes to Landscaping, Box Walk, Fencing, Snow Storage	\$26,197
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 Encumbered	\$425,249
	Owner's Contingency (3% of \$19,863,150)	\$595,895
	Remaining Owner's Contingency	\$170,646

*Traffic Signal does not deduct from Contingency because it is an addendum to the GMP.

STAFF REFERENCE

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ATTACHMENTS

None