

**PARKS, RECREATION AND CULTURE MEMORANDUM
#26-2020**

DATE: October 26, 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 October Update

PURPOSE

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 was initiated in April 2018. This includes the design and construction of the new Northglenn Recreation Center, Senior Center and Theatre, as well as the Memorial Parkway and associated infrastructure. 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 Feb. 24, 2020, the total contracted amount with FCI is \$44,832,703, with a total contingency amount of \$3,931,295.

Site construction began in October 2019. Vertical construction started the following April.

UPDATE

Facility Construction

During the past month, the veneer was installed on the exterior walls of the gymnasium; this will allow for paving to begin in the adjacent areas. Steel for the second floor of the weight room and fitness rooms has been placed, and the running track supports have started to take shape. In addition, the concrete slab for the slide tower in the leisure pool has been completed.

Construction of the structural steel elements continues on the north side of the building, which form the theatre, senior center and community rooms. Installation of the roof decking and the roof membrane has also begun in these areas. Geofoam has been placed in the lower seating area within the theatre; this material allows for the electrical components to be placed within the void, which will then be reinforced and a concrete slab poured to form the finished floor.

Site Infrastructure

Underground electrical work at the Festival Lawn began this month and is expected to finish early next month. Portions of the internal roadway system, including curb and gutter, continued to be constructed throughout the site.

Solar Power

The project team has given FCI direction to move forward with the addition of solar power for the building. The solar vendor will serve as a sub-contractor to FCI, who will be responsible for all aspects of this added component, from coordinating the design to installation of the photovoltaic panels. FCI has started the bid process for the solar system; they will work closely with Project One and City staff to finalize the bid package, review bids and select a qualified vendor.

NEXT STEPS

Furniture Selection

The furniture workshops are nearing completion. The team visited several vendors to see furniture samples in person. This allowed the staff to test some of the practical features of many of the pieces that are being considered. Pieces have been selected based on functionality, durability, style and scale. The design team is working with staff to bring more furniture samples for our senior center members. The senior center staff is setting up a schedule that will allow individuals or household groups to make an appointment to visit the senior center, test furniture and provide feedback. This feedback will be used to make the final furniture selections for the chairs and couch in the senior center.

Theatre Sculpture Placement

Mark Aeling and his team at MGA Sculpture Studio have coordinated with FCI on the physical placement of the lobby sculpture "Illumination" and will continue this process in the coming months. The two teams will ensure that the structural and electrical elements in the building will fully integrate with the sculpture through regular project check-in meetings.

Video

Staff in the City's Communications Department are working with First Light Video Productions to produce a virtual tour of the construction site. This will help 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:

- Topping out ceremony – November 2020
- Furniture vendor RFP process – November and December 2020
- Photovoltaic vendor procurement – Fall and winter 2020

BUDGET/TIME IMPLICATIONS

COVID-19

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 are still taking place virtually, construction inspections and site walks are done in person, as appropriate and necessary.

Permit Delay Notification

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.

Budget

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**

Contracts and Amendments

The following contracts and 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	Oct. 22, 2018	\$3,675,866
Susan Stanton	P3 refinement	Jan. 11, 2019	\$20,000
FCI Constructors	CMGC (preconstruction services)	March 11, 2019	\$125,487
Group 14, PBC	Building commissioning	Aug. 26, 2019	\$73,319
Playtime, LLC	Indoor play structure	Sept. 9, 2019	\$100,000
FCI Constructors	Site package and building foundations FGMP	Oct. 14, 2019	\$9,012,588
Sport & Fitness	Fitness equipment	Jan. 27, 2020	\$198,440.60
FCI Constructors	Building package FGMP	Feb. 24, 2020	\$34,748,928
VTI	Security and access control	April 27, 2020	\$409,887
	Total budget authorized		\$49,246,495.60
	Remaining project budget to be allocated or authorized		\$5,253,504.40

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Vendor changes to date:

Vendor – Change Number	Description	Date	Amount
BRS – Contract Value			\$3,675,866
ASP 001	A/V / paging design add	Feb. 7, 2019	\$35,725
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	Jan. 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 construction drawings updates	Dec. 16, 2019	\$48,873
PCCO 002	ASI 1, slab drainage, allowance allocations	Jan. 24, 2020	\$0.00
PCCO 003	Foundation clarifications, Addendum 02 site costs	April 27, 2020	\$347,797
PCCO 004	Remainder of Addendum 02, City-approved value engineering 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 and miscellaneous site repairs	July 27, 2020	\$10,910
PCCO 007	ASI 007, HVAC and lighting updates, and door coordination updates	Sept. 1, 2020	\$56,386
New Total			\$45,367,731.09
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	Furniture for facility	November to December 2020	\$350,000
Photovoltaic	Solar array (estimated 25kW). This will be a change to FCI's contract.	Spring 2021	\$63,000

STAFF REFERENCE

If Council members have any questions they may contact Director of Parks, Recreation and Culture Amanda Peterson at 303.450.8950 or apeterson@northglenn.org.