

**PARKS, RECREATION & CULTURE MEMORANDUM  
#02-2019**

**DATE:** February 25, 2019  
**TO:** Honorable Mayor Carol Dodge and City Council Members  
**THROUGH:** Heather Geyer, City Manager *HG*  
**FROM:** Amanda J. Peterson, Director of Parks, Recreation & Culture *ajp*  
Eric Ensey, Senior Planner  
Nathan Haasis, Civil Engineer II *NLH*  
**SUBJECT:** Civic Center Master Plan Phase I Implementation February Update

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**PURPOSE**

The purpose of this communication is to provide an update to City Council regarding the status of the Civic Center Master Plan Phase I Implementation project.

**BACKGROUND**

The implementation of phase I of the Northglenn Civic Center 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. On April 9, 2018, City Council accepted the Concept Plan for the new Recreation Center, Senior Center and Theatre. At that same meeting, City Council approved a contract with Project One in the amount of \$881,980.00 to serve as the project management firm throughout the duration of the project. On October 22, 2018, the city entered into a contract with Barker Rinker Seacat Architecture (BRS) in the amount of \$3,675,866.00 for the architectural design and engineering services associated with phase I. Design work began immediately following the contract award.

**UPDATE**

To date, the team has held three Schematic Design (SD) Workshops with the entire project team, as well as additional staff members who are integral to the process. The team also had the opportunity to tour three recreation centers and three theatre facilities that were designed by either BRS or their sub-consultant for the theatre, Semple Brown. Staff engaged with the staff at each of those facilities, and gained insight into design features that worked really well, or that they would have liked to have done differently.

Staff is also working through the entitlement process, and intends to proceed with a rezoning of the entire property to Mixed-Use Corridor, which is a new zoning district established through the adoption of the Unified Development Ordinance. The rezoning request will be presented to Planning Commission for recommendation and City Council for approval. Future entitlement steps will include application for a Site Plan as well as a Subdivision Plat Amendment. In addition, the project team met with representatives from SafeBuilt and North Metro Fire Rescue District to conduct a preliminary code review.

The design process remains on schedule. The first step in the design process is SD, this phase is nearing completion. The draft SD documents will be completed at the end of February, with staff review to follow in March. Additionally, the SD documents are tentatively scheduled for Parks and Recreation Advisory Board review on March 14 and for City Council review at the March 18 study session.

The SD phase is the first step in the design process that takes the initial conceptual plans and starts to define the project requirements and goals. The design team has worked through program spaces, sizes and adjacencies, along with researching building codes and jurisdictional requirements. The initial site utilities, grades, elevations and layout have begun to take shape and we can see how those project elements relate to building access and exit plans. The completion of the SD phase results in a drawing package that can include site plans, preliminary floor plans, building elevations and initial descriptions of the building systems such as structural and mechanical. Once the SD phase is complete, the project will move into Design Development (DD).

At this time, the amenities and floor plan remain consistent with the approved Concept Design. All of the proposed uses that residents indicated were of the most interest are fitting nicely into the building, including a 320-seat performing arts theatre, a lap/competition pool, a warmer water leisure pool, a preschool area, a main level senior center with a catering kitchen and fitness rooms. Staff worked with the aquatics design team to address multiple public requests for a hot tub, and have incorporated a heated-jet whirlpool area within the leisure pool.

The geotechnical study was completed on the site. The report revealed soil types consistent with this area. The design team will incorporate this information into their design and provide recommendations weighing risk, budget and durability for all available options (caissons, structural floor, slab on grade, slab on void, etc.).

The project team is currently in the process of selecting a Construction Manager/General Contractor (CMGC). A Request for Qualifications process was held in November 2018. The city received a statement of qualifications from three different firms. Each of the three teams that submitted a response was deemed qualified, and all three teams were invited to participate in the Request for Proposals (RFP) phase. The RFP was published on December 20, 2018. Each of the three CMGC teams submitted a written proposal by the January 28, 2019 deadline and participated in a follow-up work session with the project team. The project team anticipates bringing a CMGC contract forward for consideration by the City Council at the March 11, 2019 meeting.

Staff worked with the design team to re-design the drive lanes on Memorial Parkway, based on feedback from the development community. The new lane alignment was approved by consensus at the City Council meeting on January 14, 2019. An updated image of the new Memorial Parkway is attached. This image helps identify how bringing the two drive lanes together provides a more pedestrian friendly, activated park plaza.

Key upcoming project milestones include:

Delivery of SD Package	February 28, 2019
Issuance of Public Update (Connection, Recreation Guide)	March/April
Staff Review of SD Package	March
Parks and Recreation Advisory Board SD Package Review	March 14, 2019
Council Acceptance of SD Package	March 18, 2019
DD Workshop #1	April 25, 2019
DD Workshop #2	May 16, 2019
DD Workshop #3	June 6, 2019
DD Workshop #4	July 3, 2019
City Council Review of DDs	August 19, 2019
Public Input for Aquatics Features	During DD
Public Input for Indoor Playground Theming	During DD
Public Input for Preschool Playground	During DD

With the current progress of site planning and design, the team anticipates construction to begin in the fall of 2019. Staff intends to bring forward regular project updates monthly, throughout the duration of design and construction. The next project update will be on March 25, 2019.

**BUDGET/TIME IMPLICATIONS**

There have been no changes to the project budget at this time. The following is the initial budget summary break-down used during the (CMGC) selection process:

Site Construction	\$8.5M
Building Construction	\$32.5M
Demolition/Abatement	\$1M
Soft Costs	\$11M
<b>TOTAL</b>	<b>\$53M</b>

The initial budget summary break-down includes hard and soft costs from design through construction. As part of the pre-construction services, the CMGC will work with BRS and the City to ensure that the CMGC initial cost estimate and the current design scope/intent are in alignment with the City’s initial budget summary break-down. Once the City accepts the initial cost estimate, this estimate becomes the Initial Guaranteed Maximum Price (IGMP). The IGMP will provide greater detail to the initial budget summary break-down above. Throughout the design process the CMGC will continuously provide greater detail in the breakdown of the IGMP in an effort to finalize the Final Guaranteed Maximum Price (FGMP). The FGMP cannot exceed the IGMP and will be the responsibility of the CMGC and BRS to bring the FGMP within the total project budget at their expense.

The following contracts have been entered into for this project as of the date of this project update and are accounted for within soft costs:

<b>Vendor</b>	<b>Purpose</b>	<b>Date</b>	<b>Amount</b>
Project 1	Project management services	April 9, 2018	\$881,980
BRS	Architecture and engineering services	October 22, 2018	\$3,775,866
Susan Stanton	P3 Refinement	January 11, 2019	\$20,000

Staff anticipate the following future soft costs, specific costs will be presented to City Council when available:

- Plat Services
- FFE
- Commissioning
- Building Envelope Consultant

The recent contingency log and change order items this month are summarized below.

Architect and Engineering Contingency Log

1	Audio Visual Design	\$35,725
Contingency Authorized		<b>\$35,725</b>
<b>Total Design Contingency</b>		<b>\$100,000</b>
<b>Remaining Design Contingency</b>		<b>\$64,275</b>

**STAFF REFERENCE**

If Council members have any comments or questions they may contact Amanda Peterson at 303.450.8950 or by email at [apeterson@northglenn.org](mailto:apeterson@northglenn.org).

**ATTACHMENTS**

1. Re-Designed Memorial Parkway Graphic



**NGCC - CONCEPTUAL SITE PLAN**  
FEBRUARY 7, 2019