

PARKS, RECREATION & CULTURE MEMORANDUM
#25-2019

DATE: August 26, 2019

TO: Honorable Mayor Antonio B. Esquibel 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 was selected as the project architect, and Project One was selected to perform project management. In May 2019, a contract was awarded to FCI Constructors to serve as the Construction Manager/General Contractor (CMGC) for the project.

The Schematic Design (SD) was completed at the end of February and presented to City Council at the meeting on March 18.

The last general update was provided at the regular meeting on July 22, 2019.

UPDATE

The initial draft of the Design Development (DD) package was completed on August 15, and is scheduled to be presented to City Council with pricing on October 7. Staff and the design team have begun work on the Construction Documents (CD) phase of the design process.

When the DD package is presented to City Council in October, the drawings will be the most up to date, and will include all of the changes that have been made since the SD package review this past March. Once the DD package is complete, BRS and the rest of the design team will begin work on the Construction Design (CD), which is the final design phase.

The final Site Development Plan (SDP) package and Plat was submitted to the City's Planning Department on August 12, 2019. The City's Planning and Development staff is in the process of reviewing this package and will provide comments back to the design team.

The consensus from the August 5 study session was that the street that is adjacent to the east side of the new building will be Northglenn Way, and the street connecting Northglenn Way and Community Center Drive will be Memorial Parkway. These street names will be brought forward

for formal consideration by City Council on August 26. The building address will be brought forward at a future Council session.

Requests for Proposals (RFP's) have been received from vendors for the indoor play area, the cardio and weight room, the building envelope and HVAC commissioning. These are all identified expenses within the soft costs of the project. Staff will be bringing forward three contracts for consideration by City Council at the August 26 meeting for the Building Envelope and Commissioning, Indoor Play, and Fitness Equipment.

Public input for several design elements began in mid-July. The City has contracted with Elizabeth Monaghan to help facilitate this portion of the public engagement process. This engagement will be targeted in an effort to reach the appropriate user group for each element. Last month, input was sought on the pool equipment. The outdoor preschool playground outreach was completed this month, with engagements with children and parents at the City's preschool program, and with the general public at the Sensory Playground at E.B. Rains, Jr. Memorial Park. The community input findings during these events were provided to the design team for incorporation into the design. Initial feedback identified a desire for an agricultural or transportation theme, with positive feedback about the incorporation of spring toys, a small play structure, gardening beds, a slide and artificial turf.

The next two areas for which input will be sought are the senior patio and the indoor play area. The senior patio furniture engagement will target our older adults who utilize the Senior Center, senior fitness classes and other older adults in the community. We will target children and families for input regarding the indoor play area, and will utilize both in-person feedback and social media for input regarding theming.

An RFP process to find a qualified event planner for the groundbreaking ceremony was completed on August 14. The proposals will be reviewed to find a team member and findings presented to Council. This scope is covered in the project communication soft costs budget.

The next step in this design workshop process will be CD workshops. The upcoming CD workshops will be utilized to further refine the project details and coordination steps between project staff and the design team.

Key upcoming project milestones include:

Public Input for Indoor Playground Theming	September 2019
CD Workshop #1 (Staff and Consultant Team)	October 3, 2019
City Council Review of DD Report (Building)	October 7, 2019
City Council Approval of Site FGMP	October 14, 2019
Groundbreaking Ceremony (Site)	October 14-31, 2019
City Council Approval of Building FGMP	Q1 2020

The site planning and design has remained on schedule and the team anticipates construction to begin in October 2019. Staff intends to continue to bring forward regular project updates monthly throughout the duration of design and construction. The next project update will be on September 23, 2019.

BUDGET/TIME IMPLICATIONS

There have been no changes to the project budget at this time. The following is the initial budget summary:

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

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 current design is in alignment with the City’s budget summary. Throughout the remainder of the design process the CMGC will continuously provide greater detail in the breakdown of the Initial Guaranteed Maximum Price (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:

Vendor	Purpose	Date	Amount
Project One	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
FCI Constructors	CMGC (Preconstruction Services)	March 11, 2019	\$125,487.44
Group 14, PBC	Building Commissioning	August 2019	\$73,319
Playtime, LLC	Indoor Play Structure	September 2019	\$100,000
	Total Budget Authorized		\$4,976,652.44
	Remaining Project Budget to be Allocated / Authorized		\$48,023,347.56

Staff anticipates the following future soft costs. Specific costs will be presented to City Council when available:

- FFE, including, but not limited to:
 - Fitness Equipment
 - Scene shop equipment
 - Furniture, desks, chairs, etc.

The recent contingency log and change order items to date are summarized below. There have been no change orders issued since the last update.

Architect and Engineering Contingency Log

1	Audio Visual Design	\$35,725
2	Plat Services and Rezoning	\$13,100
3	Foundation Design	\$37,650
4	Sewer Flow Rate Analysis (not yet received or issued)	TBD
	Contingency Authorized	\$86,475
	Total Design Contingency	\$100,000
	Remaining Design Contingency	\$13,525

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.