

PARKS, RECREATION & CULTURE MEMORANDUM
#11-2019

DATE: April 22, 2019

TO: Honorable Mayor Carol Dodge 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: Civic Center Master Plan Phase I Implementation April Update

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.

A Construction Manager/General Contractor (CMGC) contract was awarded to FCI Constructors on March 11, 2019. The schematic design (SD) was completed at the end of February and presented to City Council at the meeting on March 18. In addition, the SD report was reviewed with each of the boards and commissions that are directly involved with the project (Northglenn Arts and Humanities Foundation, Northglenn Urban Renewal Authority, Northglenn Youth Commission and the Parks and Recreation Advisory Board), as well as each of the staff groups that work within the department of Parks, Recreation and Culture.

UPDATE

The design team was tasked with reviewing City Council feedback from the March 18th Study Session and providing responses to questions. Staff specifically made note of each of the inquiries made by City Council and are working with the design team to either provide a modification or further detail about each of the following items:

- ADA access to the warm water jetted seating area in the leisure pool
- Safety concerns regarding the parking on Memorial Parkway
- Site Parking
- Senior Center Signage
- Square footage of the leisure pool

The next step in this process is for FCI Constructors and the BRS team to bring the design and the construction budget into alignment with one another. Staff have begun this process through a series of coordination meetings to review the assumptions made throughout the schematic design phase by both the architectural team and the construction team. As is to be expected at this stage, the project cost estimates and the design are not yet in alignment with one another. During the next two weeks, staff and the consultant teams will be clarifying any assumptions that have been made, making suggestions regarding specific materials or construction type, and modifying the proposed scope of work so that FCI can be prepared to provide a Guaranteed Maximum Price (GMP) that is in line with the city's identified budget for this project.

Staff is continuing to work 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 City Council First Reading was completed on April 8, with the Second Reading scheduled for April 22. Future entitlement steps will include application for a Site Development Plan (SDP) as well as a Subdivision Plat Amendment. The current plan for the first entitlement submittal is May 10. The final SDP is estimated to be complete by late August 2019.

The first Design Development (DD) workshop was originally scheduled for late April, however, it has been moved to May 16 to allow FCI and BRS additional time to work through the modifications necessary to fully complete the Initial Guaranteed Maximum Price. The project team, including both staff and consultants, will participate in this full day workshop to begin the next stage of the design process, as we begin to fill in the specific details of each of the interior and exterior spaces, and further develop the site plan.

Key upcoming project milestones include:

DD Workshop #1 (Staff and Consultant Team)	May 16, 2019
DD Workshop #2 (Staff and Consultant Team)	June 6, 2019
DD Workshop #3 (Staff and Consultant Team)	June 27, 2019
DD Workshop #4 (Staff and Consultant Team)	July 25, 2019
City Council Review of DD Report	September 9, 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 continue to bring forward regular project updates monthly, throughout the duration of design and construction. The next project update will be on May 20, 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 finalize the IGMP and ensure that the current design scope is in alignment with the City's initial budget summary. 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:

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

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		\$35,725
Total Design Contingency		\$100,000
Remaining Design Contingency		\$64,275

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.