

**PARKS, RECREATION AND CULTURE MEMORANDUM
#15-2020**

DATE: May 18, 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 May 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 (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 February 24, 2020, the total contracted amount with FCI is \$ \$44,832,703.00 with a total contingency amount of \$3,931,295.00.

Site construction began in October 2019.

UPDATE

The building permit was received on April 8, 2020. FCI continues to work on the building foundation, and has begun vertical construction of the foundation walls. Foundation work continues in the theatre area this month, and will begin transitioning towards the locker rooms and lap pool over the next several months. The vertical construction started with masonry at the elevator core on the south end of the building. As that area is completed, work will move towards the gymnasium.

The curb and gutter, as well as the first lift of asphalt, at Memorial Parkway and the south parking lot have now been completed.

A grant request was submitted to Xcel Energy for Electric Vehicle infrastructure on April 27. If approved, this grant would provide funding for the addition of infrastructure that would be needed to later have the ability to install electric vehicle charging stations. As the project nears completion,

a second grant request will be submitted to Charge Ahead Colorado for funding to purchase and install the actual charging stations.

City Council authorized a contract with VTI for access controls and security at the April 27 meeting. Upon issuance of that contract, VTI completed their first round of submittals and is working closely with the design and construction team.

As previously noted, FCI had indicated that possible project delays could be incurred due to COVID-19 or the timing of the issuance of the final building permit. In late April, FCI did issue the city formal notification of potential schedule impacts due to building permit delay and door hardware delays. These are currently being reviewed for legitimacy by the project team. A more detailed update will be provided if or when the identified delays are authorized by the project team, as per the contract documents.

NEXT STEPS

There are several upcoming Furniture, Fixture and Equipment (FF&E) contracts that will be brought forward during the next few months.

The next significant FF&E contract that will be brought forward will be for furniture. BRS will work with staff and the rest of the consultant team to identify the scope of services, select a vendor through an RFP process, and guide the scope of work once the vendor is on board. The team is planning to begin the development of the RFP in the next few months.

The core project team held an introductory meeting with artist Mark Aeiling on May 5 to plan for the design of the suspended atrium sculpture in the theatre lobby. He also met virtually with the Northglenn Arts and Humanities Foundation that same evening to begin to develop local inspiration for the piece. He has been provided with the design documents, the timelapse camera and the project schedule as to help streamline the design process. Regular check-ins will occur with the artist and the rest of the project team to ensure the sculpture meets design and construction criteria.

Key upcoming project milestones include:

Furniture Vendor RFP Process

May / June 2020

BUDGET/TIME IMPLICATIONS

At this time, there have been no significant impacts to the project schedule as a result of the COVID-19 Stay at Home order. Construction activities are specifically exempted under the order, and FCI is taking necessary precautions to monitor employees and contractors for symptoms, enforcing social distancing protocols and conducting daily safety briefings. FCI has formally notified the city that there are variables outside of their control that may impact the project as the COVID-19 situation progresses, particularly if any of their key suppliers are cease operations. FCI will notify the city when and if there are any specific, direct impacts to the project costs and/or schedule.

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

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Demolition/Abatement	\$1M
Soft Costs	\$11M
TOTAL	\$54.5M

The following contracts/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	October 22, 2018	\$3,675,866
Susan Stanton	P3 Refinement	January 11, 2019	\$20,000
FCI Constructors	CMGC (Preconstruction Services)	March 11, 2019	\$125,487
Group 14, PBC	Building Commissioning	August 26, 2019	\$73,319
Playtime, LLC	Indoor Play Structure	September 9, 2019	\$100,000
FCI Constructors	Site Package and Building Foundations FGMP	October 14, 2019	\$9,012,588
Sport & Fitness	Fitness Equipment	January 27, 2020	\$198,440.60
FCI Constructors	Building Package FGMP	February 24, 2020	\$34,748,928.00
VTI	Security / Access Control	April 27, 2020	\$409,887.00
	Total Budget Authorized		\$49,246,495.60
	Remaining Project Budget to be Allocated / Authorized		\$5,253,504.40

Vendor Changes to Date

Vendor – Change Number	Description	Date	Amount
BRS – Contract Value			\$3,675,866
ASP 001	A/V / Paging Design Add	February 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	January 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 CD Updates	December 16, 2019	\$48,873
PCCO 002	ASI 1, Slab Drainage, Allowance Allocations	January 24, 2020	\$0.00

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PCCO 003	Foundation clarifications, Addendum 002 site costs	April 27, 2020	\$347,797
PCCO 004	Remainder of Add. 02, City approved VE changes, ADA parking at City Hall		\$549,030
New Total			\$44,832,703
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	Rec, Theatre, Senior Furniture	May 2020	TBD

STAFF REFERENCE

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