DATE: Jan. 9, 2023

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager

FROM: Brook Svoboda, Director of Planning & Development
       Eric Ensey, Senior Planner

SUBJECT: Northglenn City Hall – Design Development Work Session and Project Update

PURPOSE
To provide City Council with an update on the progress of design on the new City Hall as the Anderson Mason Dale (AMD) Architects team nears the completion of the Design Development (DD) phase of the design process.

The design team is looking for consensus on the following areas of design:

1. Site and landscape design
2. Building exterior and materials palette
3. Building interior and materials palette
4. Safety and security measures

The AMD team will be in attendance to walk Council through these items with virtual walk-throughs of the building and material samples.

BACKGROUND
Staff received direction from City Council at the Nov. 7, 2022 meeting to proceed with the design of the new City Hall based on the Schematic Design (SD) package previously presented to Council. Based on that direction, the AMD team continued with the DD phase of design by further developing the layout and finishes of the building, including continuing to incorporate efficiencies in the overall design. The design team has worked with the Leadership Team to ensure that office spaces and other employee spaces are sufficient for staff needs, including accommodating future growth. Additionally, the AMD team worked closely with the City Manager’s Office and Police Department to incorporate safety and security measures throughout the building consistent with Council direction.

The importance of seeking consensus at this meeting is to keep the project moving forward and on schedule. As mentioned previously, the current schedule is important to maintain to avoid further cost escalations.

Project Management
This project is being managed as a Construction Manager at Risk (CMAR) process, which means that the City has engaged a General Contractor (FCI Constructors) to work with the design team to assist in the management of the cost to construct the building. The CMAR process builds in periodic pricing exercises into the design process. With the completion of the DD package by the design team, FCI Constructors will use it to engage in the next pricing effort. This pricing effort will lead to the presentation of an Initial Guaranteed Maximum Price (IGMP) that will be brought forward to City Council in late February or early March. The IGMP is a contractual pricing effort that establishes the City’s contract with FCI Constructors.
Following the IGMP process, a Final Guaranteed Maximum Price (FGMP) will be developed based on the final construction documents prepared by the design team. Staff anticipates bringing forward three separate FGMPs:

1. FGMP #1 – To allow FCI to purchase items that may require significant lead time. It is anticipated that FGMP #1 would be presented to Council concurrently with the IGMP so FCI can procure those items.
2. FGMP #2 – To allow for earthwork and foundations. It is anticipated that this will be presented to Council on May 8, so FCI can begin with grading of the site and for the preparation of utilities and foundations.
3. FGMP #3 – One for the final building and site improvements. It is anticipated that this will be presented to Council June 12.

NEXT STEPS
Should Council direct staff to proceed with completion of the DD phase based on the plans presented by the AMD team, the project will continue toward completion of the DD plan set and the next phase of pricing by FCI. The following is a breakdown of the next steps in the design and construction process:

- AMD to complete the DD plan set – End of January 2023
- FCI to perform an updated pricing effort – End of January/beginning of February 2023
- Construction Documentation (CD) phase – February to April 2023
- Groundbreaking – May 2023
- Construction – Spring 2023 through summer 2024
- Move in – Late summer/fall 2024

The project team anticipates bringing forward an Initial Guaranteed Maximum Price (IGMP) on a portion of the project sometime in February or March 2023. This IGMP will allow for the release of certain funds so FCI can begin mobilization and procuring some of the components of the building that might not be readily available and require some lead-time in procurement.

BUDGET/TIME IMPLICATIONS
The total budget for the new City Hall as approved by City Council at the Nov. 7, 2022 meeting is $33,780,000. The break-down of this budget is as follows:

<table>
<thead>
<tr>
<th>TOTAL BUDGET</th>
<th>$33,780,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contingencies</td>
<td>$2,490,000</td>
</tr>
<tr>
<td>Soft costs (including all design costs and FFE)</td>
<td>$4,690,000</td>
</tr>
<tr>
<td>Construction costs</td>
<td>$26,600,000</td>
</tr>
</tbody>
</table>

Future Discussion / Considerations: Staff continues to evaluate site logistics and costs associated with the remainder of the civic center site, including but not limited to the installation of a traffic signal, demolition of the former recreation center building and city hall, the future development program for the north half of the civic campus as well as construction of a parking lot where the current city hall building is located. This discussion is currently scheduled for the March 6 study session, wherein staff will provide a program of options for City Council to provide direction on.

STAFF RECOMMENDATION
Staff and the design team are presenting this item for discussion and direction to proceed with the DD phase of design for the new City Hall.
STAFF REFERENCE
If Council members have any questions, please contact Brook Svoboda, Director of Planning & Development, at bsvoboda@northglenn.org or 303.450.8937.

ATTACHMENT
   1. Presentation
TODAY    LOOKING FOR CONSENSUS ON:

SITE PLAN | LANDSCAPE PLAN

FLOOR PLAN AND SPACE LAYOUT

EXTERIOR MATERIALS PALETTE

INTERIOR MATERIALS PALETTE

LOOK AHEAD    DESIGN DEVELOPMENT PRESENTATION IN FEBRUARY

WAYFINDING & SIGNAGE

ART

UPDATES FROM TODAY’S MEETING

FURNITURE SELECTION  (DATE IS TBD)
PROJECT SCHEDULE | TENTATIVE MILESTONES

*BLACK TEXT INDICATES COUNCIL INVOLVEMENT

DESIGN DEVELOPMENT PRESENTATION – BY AMD

DD PRICING PRESENTATION - BY FCI | IGMP (FGMP #1 long lead items)

CONSTRUCTION DOCUMENTS – BID PACK 01 (earthwork)

CONSTRUCTION DOCUMENTS – BID PACK 02 (vertical construction)

BID PACK 01 PRICING PRESENTATION - BY FCI | FGMP #2 (earthwork)

GROUND BREAKING CEREMONY

BID PACK 02 PRICING PRESENTATION – BY FCI | FGMP #3 (vertical construction)

CONSTRUCTION

MOVE IN

EARLY FEBRUARY 2023
MARCH 13TH, 2023
MARCH 31ST, 2023
MAY 5TH, 2023
MAY 8TH, 2023
MAY TBD, 2023
June 12TH, 2023
SPRING 2023 to SUMMER 2024
LATE SUMMER / FALL 2024
### BUDGET RECAP

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>TOTAL PROJECT BUDGET</td>
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The Northglenn City Hall will be a healthy, safe, and progressive place of work for city staff; and an inspiring civic resource for residents, serving as a gathering place and anchor of the Civic Center Campus that fosters a sense of pride, camaraderie, and community.
• Enhance **community identity** with the creation of a **welcoming and functional** heart & head of the city

• City Hall to be an ‘**object in the park**’: Develop site, landscape and building relationships that bring EB Rains Park across community center drive and into the civic center campus

• **The prominent location** on the campus requires:
  – Careful **engagement on all sides** (no back side)
  – A **walkable and comfortable** pedestrian realm
  – A meaningful **relationship to Veteran’s Memorial**

• An **iconic civic** presence with a **cosmopolitan** character that anchors the civic campus entry and east end of memorial parkway

• Set an example of sustainability for the rest of the city
FEATURE XERIC LANDSCAPE PLANTING BEDS
RAINWATER CAPTURE CISTERNS (BELOW GROUND) FOR NON-POTABLE IRRIGATION
MONUMENT SIGN
PATIOS CONNECTING INDOORS AND OUTDOORS
CRUSHED GRAVEL PATH
FEATURE XERIC LANDSCAPE STREETSCAPE EDGE
LANDFORMS + NATIVE GRASSES & WILDFLOWER
SLOPED WALK + OUTDOOR EMPLOYEE BREAK AREA
PHOTOVOLTAIC CANOPY ABOVE
EV CHARGING STATIONS
TRASH ENCLOSURE
BICYCLE PARKING
TEXTURED CONCRETE PATTERNING
SECURITY / SEAT WALLS & SECURITY BOULDERS AROUND ENTRIES & COUNCIL CHAMBERS
EXTERIOR BUILDING CLADDING PALETTE

- TINTED ZINC (LEVEL 1 CLADDING)
- STOREFRONT MULLIONS
- STOREFRONT GLASS
- THERMALLY MODIFIED WOOD (COUNCIL CHAMBERS ONLY)
- ZINC (LEVEL 2 CLADDING)
- ZINC (LEVEL 2 CLADDING)
SOLAR CANOPY AT SOUTH END
FROM NORTHEAST CAMPUS ENTRY
(COMMUNITY CENTER DRIVE & MEMORIAL PARKWAY)
LEVEL 2

OFFICE ENVIRONMENTS

LEVEL 1

MATERIAL PALETTE

TYPICAL CARPET TILE FLOORING

COUNTER TOPS

EXPOSED CLT STRUCTURE

ACCENT CARPET TILE FLOORING

ACCENT GLAZING

FABRIC ACCENTS FOR FURNITURE

"LIVE EDGE" WOOD COUNTER