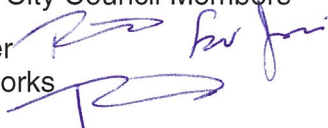



**PUBLIC WORKS DEPARTMENT
MEMORANDUM #2017 – 54**

DATE: October 23, 2017
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: James A. Hayes, AICP – City Manager 
David H. Willett – Director of Public Works 
SUBJECT: CR – 117 Northglenn Justice Center Road/Traffic Signal Improvements
Addendum to the Guaranteed Maximum Price (GMP)

PURPOSE

City Council will be considering a Resolution to approve an addendum to the GMP to complete the roadway and traffic signal improvements necessary to operate the Northglenn Justice Center.

BACKGROUND

The Justice Center construction project was initiated and approved through City Council on March 27, 2017. FCI Constructors provided the City with a Guaranteed Maximum Price (GMP) to complete all site work and the building construction. Ground breaking occurred April 14, 2017.

ROADWAY/TRAFFIC SIGNAL

Roadway improvements and a new traffic signal are not included in the GMP. These improvements were included in the estimated base development costs presented to City Council on March 27, 2017. The base development costs to construct the building included: design and construction of the building, owner supplied furniture, fixtures and equipment, and roadway improvements and a new traffic signal. These items can be found in the table below:

FCI - GMP	\$19.87M
HWA – Architecture and Engineering	\$2.00M
FFE (owner)	\$0.60M
Road/Traffic Signal	\$0.50M
<i>Base Development Cost (estimate)</i>	\$22.97M

FCI Constructors has been working with City staff through multiple project meetings and site walks to complete a detailed assessment of the roadway improvements and traffic signal. FCI Constructors has provided the attached pricing to provide construction services in the amount not to exceed \$368,444.26. This price will include all site work and traffic signal construction, except for asphalt. The opportunity to incorporate the asphalt work in the City’s annual Residential Streets Program may result in improved pricing at a future date.

BUDGET/TIME IMPLICATIONS

The cost to provide construction services is estimated at \$368,444.26. The services will be expensed to the CIP-Northglenn Justice Center Fund. The roadway improvements and traffic signal is not expected to impact the building schedule.

RECOMMENDATION

Attached to this memorandum is a Resolution that, if approved, would authorize the Mayor to execute a contract addendum between the City of Northglenn and **FCI Constructors, Inc**, for construction services in the amount not to exceed **\$368,444.26**, to be added to the GMP.

Northglenn Justice Center
October 23, 2017

Staff recommends approval of this Resolution.

STAFF REFERENCE

David H. Willett, MBA, PE – Director of Public Works dwillett@northglenn.org 303.450.8783
Nathan Haasis P.E., Project Manager nhaasis@northglenn.org 303.450.8837

ATTACHMENT

Contract Addendum #1

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-117
Series of 2017

Series of 2017

A RESOLUTION APPROVING ADDENDUM NO. 1 TO THE CONSTRUCTION MANAGER CONTRACT, AS AMENDED, BETWEEN THE CITY OF NORTHGLENN AND FCI CONTRACTORS, INC. FOR ROADWAY AND TRAFFIC SIGNAL IMPROVEMENTS FOR THE NORTHGLENN JUSTICE CENTER PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Addendum No. 1 to the Construction Manager Contract, as amended, between the City of Northglenn and FCI Contractors, Inc., attached hereto, in an amount not to exceed \$368,444.26 for Roadway and Traffic Signal Improvements for the Northglenn Justice Center Project is hereby approved and the Mayor is authorized to execute same on behalf of the City of Northglenn.

DATED, at Northglenn, Colorado, this _____ day of _____, 2017.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

ADDENDUM #1 TO OWNER AND CONSTRUCTION – COST PLUS FEE WITH AN OPTION FOR A GURANTEED MAXIMUM PRICE (GMP) AGREEMENT

THIS FIRST ADDENDUM TO OWNER AND CONSTRUCTION MANAGER – COST PLUS FEE WITH AND OPTION FOR GMP, AS AMENDED, AGREEMENT is made and entered into this ____ day of _____, 2017, by and between the CITY OF NORTHGLENN, State of Colorado (hereinafter referred to as the "City") and FCI CONTRACTORS, INC. (hereinafter referred to as "Contractor").

RECITALS:

A. On September 26, 2016 the City and Contractor entered into an Agreement, Owner and Construction Manager – Cost Plus Fee with an Option for a GMP, (the "Agreement").

B. The parties desire to supplement the Agreement, as Amended, with this Addendum #1 to allow for an additional scope of services for:

Exhibit A, Justice Center Road and Traffic Signal Intersection Improvements

AGREEMENT

NOW, THEREFORE, it is hereby agreed that for the consideration hereinafter set forth, that Contractor shall provide to the City, professional CONSTRUCTION MANAGER services as needed in the manner provided in the Agreement.

1. The Scope of Services in the Agreement is hereby supplemented to include the scope of services for JUSTICE CENTER ROAD AND TRAFFIC INSTERSECTION IMPROVEMENTS attached hereto as **Exhibit A**, and incorporated herein by this reference (the "Additional Scope of Services"). Contractor shall commence work on the Additional Scope of Services within ten (10) days of the issuance of a Notice to Proceed.

2. Compensation shall not exceed \$368,444.26 for the work described in **Exhibit A** to this Addendum # 1.

3. The original Agreement is in full force and effect and is hereby ratified by the City and the Contractor. The original Agreement and this Addendum constitute all of the agreements between the City and the Contractor.

IN WITNESS WHEREOF, the parties hereto each herewith subscribe to the same in duplicate.

CITY OF NORTHGLENN, COLORADO

By: _____

Joyce Downing

Print Name

Mayor

Title

Date

ATTEST:

Johanna Small, CMC, City Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann, City Attorney

CONTRACTOR

By: Nathaniel Sperry Digitally signed by Nathaniel Sperry
DN: c=US, e=nsperry@fcic.com, o="FCI Constructors, Inc.",
CN=Nathaniel Sperry
Date: 2017.10.12 08:41:33 -0600

Project Manager 10/12/2017

Title

Date

ATTEST:

Kimberly Lawrence

Project Coordinator 10.12.17

Title

Date

KIMBERLY A LAWRENCE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994024772
MY COMMISSION EXPIRES SEPTEMBER 7, 2019

EXHIBIT A



PCO 015

Detailed, Grouped by Each Number (w/ PM, Arch, and Owner Approval)

Northglenn Justice Center
50 Community Center Dr.
Northglenn, CO 80234

Project # 30-16-048
Tel: Fax:

FCI Constructors, Inc. - Frederick

9/11/2017 Traffic Signal Intersection Improvements In Progress

Category Reference PCCO Number

Change Order

Notes

Intersection Improvements at Community Center Drive being added to FCI Constructors, Inc. Contract via change order. This work is added to the GMP in a lump sum proposal with detailed backup for each cost item for reference only. FCI will change order subcontractors already actively working on the project and will have a couple new subcontracts for the signal work and traffic control. City of Northglenn already has a paving contractor and will coordinate with FCI for the new paving scope excluded from this proposal.

Itemized Details:

General Description Quote Rec'd Proposed

Description of Work: Lump Sum GMP for Intersection Improvements \$347,989.00

Description of Work: 1.5% SD Insurance \$4,847.54

Description of Work: 1% GL BR Insurance \$3,280.17

Description of Work: .7% Bond \$2,319.08

Description of Work: 3% Fee \$10,008.47

Requested Days: 0

Total Change: 368,444.26

FCI PM Approval: 

Date: 9/11/2017

Owner Approval: _____

Date: _____

Architect Approval: _____

Date: _____

This proposal includes work clearly itemized herein and attached sub-contractor quotes
Should delivery of materials effected by this change delay the work, time extension and General Conditions cost rights are reserved
The right to cumulative impact costs is reserved

This proposal is good for seven days from date of issuance