

**PARKS, RECREATION AND CULTURE MEMORANDUM  
#16-2020**

**DATE:** June 22, 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 June Update

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**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**

FCI continues to work on the building foundation and vertical construction of the foundation walls. The balance of the foundation pours in the theatre wrapped up this month. The masonry wall dividing the theatre/senior center and active recreation sides of the building is now at its full height; construction of the masonry walls in the gymnasium continue.

The work along Memorial Parkway continues with the installation of light pole bases and underground electrical. The work around the Veteran's Memorial has begun and will continue over the next few months.

As previously reported, a grant request was submitted to Xcel Energy for Electric Vehicle infrastructure on April 27. At this time, we have not yet been notified if the project will be awarded funding.

As discussed in the May update, FCI provided the city with notification that there would be project delays associated with the building permit and the doors, frames and hardware design detail. They originally requested that the substantial completion date be extended a total of 8.4 weeks (5.4 weeks associated with the building permit and 3 weeks with the door hardware), with a corresponding general conditions cost of \$251,076.84. City staff, Project One, and FCI worked through a negotiation process regarding the impacts of each of these identified delays. All parties agreed to extend the substantial completion date by a total of seven weeks, with a corresponding total additional general conditions cost of \$89,670.30. This brings date of substantial completion to October 6, 2021. The general conditions costs relative to this scheduled extension will be taken from the contractor's contingency, and will not impact the owner's contingency for the project. This, along with any other use of the contractor's contingency will be documented throughout the project, and will be reflected in the budget impact section of the July update.

### **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 has begun to 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. A series of workshops have been scheduled with staff to select furniture for the facility. This includes indoor and outdoor spaces, offices and public areas, specialty pieces for children's spaces or aquatic areas, and more. This work will guide the development of the RFP in the next few months.

Artist Mark Aeling continues to work with the team, and has begun the conceptual design process for the lobby sculpture. Mr. Aeling has been provided with the design documents, the time-lapse camera and the project schedule 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. The initial design, including a scaled mock up, is anticipated to be presented to the Northglenn Arts and Humanities Foundation (NAHF) in early August. The members of the NAHF will continue to serve as the design committee for this sculptural element.

Key upcoming project milestones include:

Furniture Vendor RFP Process

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

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
VTI	Security / Access Control	April 27, 2020	\$409,887
	<b>Total Budget Authorized</b>		<b>\$49,246,495.60</b>
	<b>Remaining Project Budget to be Allocated / Authorized</b>		<b>\$5,253,504.40</b>

Vendor Changes to Date

Vendor – Change Number	Description	Date	Amount
<b>BRS – Contract Value</b>			\$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
<b>New Total</b>			<b>\$3,775,112</b>

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<b>FCI – Contract Value</b>			\$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
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	May 1, 2020	\$549,030
New Total			<b>\$44,832,703</b>
<b>Project One Cumming – Contract Value</b>			\$881,980
Change Order 01	Remove CIG scope of services	April 14, 2020	(\$101,345)
New Total			<b>\$780,635</b>

Upcoming contracts with anticipated costs:

<b>Vendor</b>	<b>Purpose</b>	<b>Date</b>	<b>Estimated Amount</b>
Furniture	Rec, Theatre, Senior Furniture	June 2020	\$350,000

**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](mailto:apeterson@northglenn.org).