Preparation of the grounds for building construction. This is done while the design work for the building is being finished. This includes grading, water lines and sewer.

These are the final plans for the building. They contain all the detail, from the structure to the finishes.

**Site Construction** October 2019 to Spring 2020
Preparation of the grounds for building construction. This is done while the design work for the building is being finished. This includes grading, water lines and sewer.

**Construction Manager** March 2019
/Final Guaranteed Maximum Price (FGMP) is the actual cost of construction. The CM/GC develops this cost based on bids.

**Project Budget** 2018
$53 million budget established for design and construction. The project will use COPs (Certificates of Participation) for funding. Funding sources:
- The 4 percent marijuana tax
- 1/2 percent sales tax
- Annual $1.7 million general fund transfer

**Project Architect Selected** October 2018
Barker Rinker Seacat Architects (BRS) picked as the architect. They are responsible for coordination of every element of the design process. This includes architectural and interior design, engineering and foundations, landscaping and utility design.

**Site FGMP Set** October 2019
The Final Guaranteed Maximum Price (FGMP) is the actual cost of construction. The CM/GC develops this cost based on bids.

**Footing and Foundation Permit Issued** Anticipated Spring 2020
This assures the construction plans comply with building and fire codes, and allows for the start of construction of the facility.

**Construction Manager** March 2019
/General Contractor (CM/GC)
FCI Constructors was selected to serve as the CM/GC, which allows the architect and contractor to work hand-in-hand through the design process, resulting in cost and time savings.

**Schematic Design** Oct. 2018 to March 2019
Schematic Design includes program elements, which amenities fit the budget, space available, community desires and space usage.

**Conceptual Plan and Feasibility Study** 2017 to 2018
This confirmed the community’s desire for a new recreation center, senior center and theatre. It also evaluated the financial impacts. The city decided to move forward.

**Design Development** March to September 2019
The Design Development phase adds detail and refinement to the project.

**Project Management** April 2018
Project One selected to serve as a project administrator to uphold the interests of the city throughout the process.

**Planning**

**Design**

**Construction**

Go to www.northglenn.org/newreccenter for more information.