

Galena City Offices Project - Monthly Report: November 2020

Concept One Group	Project Schedule Summary	
GALENA CITY OFFICES - SUMMARY REPORT	Project Start Date	January 14, 2019
Designer: CCA	Construction Start Date	February 4, 2019
CM: Shaw Construction	Projected Finish Date	Fall 2021
	Work Schedule	Plaza level roof dry in and exterior framing

Current Project Budget	\$37,740,260
Approved Change Orders	\$2,132,587.46
Original Contingency Budget	\$2,900,000.00
Remaining Contingency	\$521,877.54

Project Progress/Status:	Key Decisions Made This Period:
Continued exterior envelope	
Installed window flashing and base of wall flashing	
Continued MEP rough ins	Scheduled Milestones Accomplished This Period:
Continued interior framing	
Placed phase 1 topping slabs on plaza	
Started install of geothermal pumps and UG piping	
Started install of storefront window frames	
Placed first set of concrete Grande Stairs	Upcoming Council Decisions/Discussion:
	Key Risks:
	COVID-19 has reduced construction labor productivity with the impact currently under evaluation.
	There have been several COVID cases on the job site and the team is tracking schedule impacts as they occur.
Changes Approved This Period:	Milestones Projected for Next Period:
None	Continued construction activities

Photos:



Start of stone veneer



Grande Stair Geo-Foam complete



Garage entry soffit framing in progress



Phase 1 Plaza Topping Slab Complete



Basement tape and finish in progress



Metal Panel Progress



CT Cabinets set



Stone veneer on west elevation complete



Transformers set



North elevation cement board progress



Storefront window frames – north elevation



P6 waterproofing expansion joint complete



Garage entry soffit spray insulation complete



Taster's Patio stairs and slab placed



Upper level canopy and columns painted



Grande Stairs bottom ¼ poured

Galena City Offices – Public Outreach Log

No.	Date	Description	Type	Use
	10.21.20	Stakeholder Email Update	Stakeholder	ACO
	10.16.20	Stakeholder Email Update	Stakeholder	ACO
	9.24.2020	Stakeholder Email Update	Stakeholder	ACO
	8.21.2020	Stakeholder Email Update	Stakeholder	ACO
	7.27.2020	Letter to the Editor, Toni Kronberg	Opinion	
	7.2.2020	New Garage Signage Installed	Public	ACO
	6.22.2020	Stakeholder Email Update	Stakeholder	ACO
	5.27.2020	Hard hat tour for City Managers given by Kathleen Wanatowicz	Internal	ACO
	5.19.2020	AT and ADN Newspaper Ads	Public	ACO
	5.18.2020	Stakeholder Email Update	Stakeholder	ACO
	5.11.2020	Stakeholder Email Update	Stakeholder	ACO
	5.5.2020	Media Hit – Letter to the Editor, Aspen Times, “Aspen builds as its coffers crumble”	Public	ACO
	5.4.2020	Media Hit – Alycin Bektesh, “Belt tightening in the works for city of Aspen”	Public	ACO
	4.28.2020	Stakeholder Email Update	Stakeholder	ACO
	4.1.2020	Stakeholder Email Update	Stakeholder	ACO
	3.24.2020	Press Release - Construction Site Closure Notice for Aspen	Public	ACO
	3.19.2020	Media Hit – Carolyn Sackariason, Aspen Times, “Fish killed in ponds at Aspen Center for Environmental Studies from city office construction mistake”	Public	ACO
	3.18.2020	Press Release - Foundation Work for New City Offices Impacted ACES Ponds at Hallam Lake	Public	ACO
	3.2.2020	Galena Lofts Emails	Stakeholder	GP
	2.24.2020	Media Hit – Letter to the Editor, Aspen Daily News, “Puzzling parking”, Lisa Markalunas	Public	GP
	2.24.2020	Notify Me Update: Aspen City Offices Construction Update-Rio Grande Parking Garage Access Feb 24-Mar 6, 2020	Public, Stakeholder	ACO
	2.23.2020	Stakeholder Email	Stakeholder	ACO
	2.20.2020	Media Hit – Letter to the Editor, Aspen Times, “No justification for Pitkin County Courthouse parking proposal”	Public	GP, ACO
	2.13.2020	Media Hit – Carolyn Sackariason, Aspen Times, “Pitkin County Sheriff to city of Aspen: Leave cop parking alone”	Public	GP, ACO
	2.11.2020	Media Hit – Alycin Bektesh, Aspen Daily News, “Council seeks details on Aspen Commons park project”	Public	GP, ACO
	2.11.2020	Media Hit – Carolyn Sackariason, Aspen Times, “Aspen elected idling on Galena two-way concept”	Public	GP, ACO
	2.10.2020	Conference Call with Galena Lofts Residents	Stakeholder	GP
	2.6.2020	Galena Lofts Email	Stakeholder	GP
	2.4.2020	Aspen Community Voice Email: Refined Galena Conceptual Design Open for Comment	Public, Stakeholder	GP
	1.22.2020	NotifyMe update message	Stakeholder, Public	ACO, GP
	1.17.2020	Media Hit – Staff Report Aspen Daily News, “Refined design for Galena Plaza to be unveiled Wednesday”	Public	GP, ACO
	1.13.2020	Press Release – Join project team to review refined conceptual designs for Galena Plaza – January 22	Public	GP, ACO
	1.6.2020	Stakeholder Emails/Invitations	Stakeholder	GP

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12.19.19	NotifyMe update message	Stakeholder, Public	ACO
12.16.19	Media Hit – Carolyn Sackariason, Aspen Times, “ Aspen City Council: green is better and less is more at Galena Plaza”	Public	GP, ACO
12.13.19	NotifyMe update message	Stakeholder, Public	ACO, GP
12.11.19	Facebook Post	Public	GP
12.5.19	Media Hit – Alycin Bektsh, Aspen Daily News, “Attendees deem Aspen’s feedback frenzy a success”	Public	GP
12.5.19	Media Hit (Letter to Editor) - Peter Grenney, Aspen Times, “ Aspen needs a plan, not disconnect”	Public	GP
12.4.19	Feedback Forum Public Meeting	Public	GP
12.3.19	Media Hit – Carolyn Sackariason, Aspen Times, “City of Aspen trying to get a grip on outreach efforts”	Public	GP
12.2.19	Event Reminder Release - City of Aspen Feedback Forum at the Limelight	Public, Stakeholder	GP
12.2.19	Media Hit (Letter to Editor) – Toni Kronberg, Aspen Times, “Let’s talk about the future of Aspen”	Public	GP
11.27.19	Email Sent to Stakeholders re: Galena Plaza Open House Dec. 4 th	Stakeholder	GP, ACO
11.27.19	Media Hit – Alex Hager, Aspen Public Radio, “Public Invited To Give Input On Aspen City Projects At ‘Feedback Forum’”	Public	GP
11.26.19	Facebook Post	Public	ACO
11.26.19	Press Release - City of Aspen Announces Feedback Forum at the Limelight - December 4	Public, Stakeholder	GP
11.25.19	Facebook Post	Public	ACO
11.18.19-12.4.19	Publicity for Feedback Forum event including newspaper ads, email blasts, social media post and flyers	Public, Stakeholder	GP
10.29.19	Media Hit – Carolyn Sackariason, Aspen Times, “Aspen public shows little interest in mountain-to-town connection plan”	Public	GP
10.22.19	Outreach Meeting III	Public, Stakeholder	GP
10.21.19	Outreach Meeting II	Public, Stakeholder	GP
10.21.19	Outreach Meeting I	Public, Stakeholder	GP
10.21.19	Aspen Community Voice Email	Public, Stakeholder	GP
10.19.19	NotifyMe update message	Stakeholder, Public	GP
10.16.19	Facebook Live	Public	GP
10.16.19	Internal City of Aspen Stakeholders Meeting	Stakeholder	GP
10.15.19	Media Hit – Staff Report, Aspen Daily News, “City seeking input on Paepcke Park transit, Galena Plaza redesign”	Public	GP
10.14.19	PSA – Outreach Kickoff	Public	GP
10.11.19-10.20.19	Stakeholder Emails/Invitations	Stakeholder	GP
10.11.19	Aspen Community Voice Page Launch	Public	GP
10.9.19	Neighborhood BBQ Event	Stakeholder, Public	ACO
10.8.19	Media Hit – Staff Report, Aspen Times, “Excavation work on Aspen city office building means more truck traffic”	Public	ACO
10.8.19	Media Hit – Staff Report, Aspen Times, “ City of Aspen’s 2020 budget projected at \$105 million”	Public	ACO
10.7.19	NotifyMe update message	Stakeholder, Public	ACO
10.7.19	Stakeholder Email/Invitation	Stakeholder	ACO

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	10.1.19-11.1.19	Stakeholder Interviews for Galena Plaza		GP
	10.1.19	Stakeholder Email	Stakeholder	ACO
	9.26.19	Social Media Update	Public	ACO
	9.24.19	Media Hit – Alycin Bektesh, Aspen Daily News, “ACRA works to maintain own identity as tenant of city”	Public	ACO
	9.10.19	Council Work Session – Sustainability & Programming	Public	ACO
	9.10.19	Media Hit – Carolyn Sackariason, Aspen Times, “ Aspen city offices grow more expensive with \$201K change order”	Public	ACO
	9.6.19	NotifyMe update message	Stakeholder, Public	ACO
	9.6.19	PSA – Foundation work	Stakeholder, Public	ACO
	8.14.19	Media Hit – Curtis Wackerle, Aspen Daily News, “Taster’s Pizza Aspen to close in two weeks”	Public	ACO
	8.14.19	Media Hit – Rick Carroll, Aspen Times, “Taster’s last day of serving pizza in Aspen is Aug. 31”	Public	ACO
	8.7.19	NotifyMe update message	Stakeholder, Public	ACO
	7.31.19	Neighborhood Meeting <ul style="list-style-type: none"> • Phasing Map • Calendar • Brochure 	Stakeholder, Public	ACO
	7.29.19	Stakeholder Email	Stakeholder	ACO
	7.24.19	Media Hit – Carolyn Sackariason, Aspen Times, “Aspen’s electeds want old power house to return to community use”	Public	ACO
	7.18.19	Media Hit (Letter to Editor) – Peter Grenney, Aspen Times, “Accounting for the new city of Aspen offices”	Public	ACO
	7.17.19	Media Hit (Letter to Editor) – Peter Grenney, Aspen Times, “New city building but what about parking?”	Public	ACO
	7.23.19	Council Work Session	Public	ACO
	7.10.19	Media Hit (Letter to Editor) – Andrew M. Israel, Aspen Times, “City of Aspen offices a manufactured need”	Public	ACO
	7.3.19	Stakeholder Email	Stakeholder	ACO
	7.1.19	Media Hit (Letter to Editor - Amos Underwood, “Turning the tables on Aspen councilman”	Public	ACO
	6.25.19	Media Hit – Carolyn Sackariason, Aspen Times, “Aspen City Council moves forward with \$48M Rio Grande office building plan despite opposition”	Public	ACO
	6.25.19	Council Work Session: City Offices Construction Update	Public	ACO
	6.21.19	NotifyMe update message	Stakeholder, Public	ACO
	6.20.19	Stakeholder Email	Stakeholder	ACO
	6.14.19	Media Hit – Carolyn Sackariason, Aspen Times, “Construction yields for partying in Aspen this weekend”	Public	ACO
	6.13.19	Instagram Post	Public	ACO
	6.13.19	Stakeholder Email	Stakeholder	ACO
	6.6.19	Stakeholder Email	Stakeholder	ACO
	6.3.19	PSA – Garage Closure	Public	ACO
	6.3.19	NotifyMe update message	Stakeholder, Public	ACO
	5.29.19	Neighborhood Meeting	Stakeholder, Public	ACO
	5.24.19	Stakeholder Email	Stakeholder	ACO
	5.16.19	Video Update	Public	ACO

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Collaboration | Opportunity | Guidance

	5.14.19	Stakeholder Email	Stakeholder	ACO
	5.13.19	Council Consent Item: New City Offices – Shaw Construction GMP Contract	Public	ACO
	5.6.19	Media Hit – Carolyn Sackariason, Aspen Times, “Price of Aspen’s city office project swells to almost \$32M”	Public	ACO
	5.6.19	Media Hit - Alycin Bektesh, Aspen Daily News, “With one month left, current council can still make decisions”	Public	ACO
	5.6.19	Council Work Session: City Offices Funding Summary	Public	ACO
	5.2.19	Stakeholder Email	Stakeholder	ACO
	4.29.19	Newspaper Ads		ACO
	4.9.19	Work Session with Council on Landscaping ideas – Bill Sterling & Harry Teague Group	Public	ACO
	4.4.19	Media Hit (Letter to Editor) – Toni Kronberg, Aspen Times, “Some fresh eyes for Aspen’s future”	Public	ACO
	4.3.19	Media Hit – Paul Menter, Aspen Daily News, “A building Aspen can be proud of? Hopefully”	Public	ACO
	4.1.19	Media Hit – Aspen Times, “Aspen to become a maze of cone zones during construction season”	Public	ACO
	4.1.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO
	3.27.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO
	3.26.19	Media Hit – Aspen Times, “Aspen council agrees to second look on city office building design”	Public	ACO
	3.26.19	Media Hit – Aspen Daily News, “Aspen City Council will hear design suggestions on new city office building”	Public	ACO
	3.25.19	Press Release “City Offices Project Utility Work Begins April 1”	Public	ACO
	3.25.19	Media Hit – Aspen Times, “Group mobilizing to change design of Aspen’s new city office building”	Public	ACO
	3.25.19	Newspaper Ads	Public	ACO
	3.20.19	Media Hit – Aspen Times, “Night work, road closures ahead for Aspen offices”	Public	ACO
	3.20.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO
	3.20.19	Outreach at Parking Garage Appreciation Event	Public	ACO
	3.20.19	Individual stakeholder calls and emails	Stakeholder	ACO
	3.19.19	Neighborhood Meeting	Stakeholder, Public	ACO
	3.19.19	Newspaper Ads	Public	ACO
	3.18.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO
	3.15.19	Door-to-Door Outreach	Stakeholder	ACO
	3.14.19	Door-to-Door Outreach	Stakeholder	ACO
	3.14.19	Press Release “Public Information Meeting for New City Offices”	Public	ACO
	3.14.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO
	3.12.19	Department Head Meeting	Stakeholder	ACO
	3.12.19	Internal Stakeholders Group Meeting	Stakeholder	ACO
	3.12.19	Media Hit – Aspen Times, “Aspen considers how to finance new city office building”	Public	ACO
	3.12.19	Media Hit – Aspen Times, “Construction debris to make way for Aspen government office mostly avoids landfill”	Public	ACO
	3.11-3.18.19	Individual stakeholder calls and emails	Stakeholder	ACO
	2.21.19	New City Offices NotifyMe update message	Public	ACO
	2.21.19	Email updates to project neighbors	Stakeholder	ACO
	2.12.19	Media Hit – Aspen Times, “Aspen city offices get first \$5M for initial work”	Public	ACO

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	2.8.19	Police and Emergency Services access site meeting	Stakeholder	ACO
	2.8.19	Groundbreaking Event	Stakeholder, Public, Council	ACO
	2.8.19	Media Hit – Aspen Public Radio, “Saga of City Hall”	Public	ACO
	2.8.19	Media Hit – Aspen Times, Daily Newspaper Ads	Public	ACO
	2.7.19	Media Hit – Aspen Times, Daily Newspaper Ads	Public	ACO
	2.5.19	Press Release Groundbreaking PSA	Public	ACO
	2.4.19	New City Offices NotifyMe update message	Public	ACO
	2.1.19	Meet and Greet Event	Stakeholder, Public	ACO
	2.1.19	Media Hit – Aspen Daily News, “Construction to begin on new city office building”	Public	ACO
	1.29-2.17.19	Individual stakeholder calls and emails	Stakeholder	ACO
	1.29.19	Project neighbor door-to-door outreach	Stakeholder	ACO
	1.29.19	Press Release Meet and Greet PSA	Public	ACO
	1.18.19	Aspen Times, “Aspen government prepares to build new office building”	Public	ACO
	1.17.19	Memo to Council updating them on the project	Council	ACO
	1.17.19	Press Release announcing start of Utilities & Deconstruction work	Public	ACO
	1.16.19	Letter to neighbors within 300 feet of project	Public	ACO