

# Galena City Offices Project - Monthly Report: February 2021



Collaboration | Opportunity | Guidance

<b>Concept One Group</b>
<b>GALENA CITY OFFICES - SUMMARY REPORT</b>
Designer: CCA
CM: Shaw Construction

<b>Project Schedule Summary</b>	
Project Start Date	January 14, 2019
Construction Start Date	February 4, 2019
Projected Finish Date	Fall 2021

Galena City Offices Project Budget	\$34,240,260
Rio Grande Bldg Budget	\$1,700,000
Approved Change Orders	\$2,132,230.96
Contingency Budget	\$2,400,000.00
Remaining Contingency	\$267,769.04

Project Progress/Status:	Key Decisions Made This Period:
Continued installing storefront frames & glazing	
Continued metal panel installation	
Continued MEP rough ins on upper level	<b>Scheduled Milestones Accomplished This Period:</b>
Completed stone veneer	Window testing #1 completed
Continue tape and finish, middle level	Channel Glass install started
Start on overhead dryfall painting, main level	
Complete install of ACO elevator	
Start install of RGB elevator	<b>Upcoming Council Decisions/Discussion:</b>
	Update Council on March 16, 2021
	<b>Key Risks:</b>
	COVID-19 has reduced construction labor productivity with the impact currently under evaluation.
	There have been several COVID cases and contacts affecting the project resources, we are tracking schedule impacts.
<b>Changes Approved This Period:</b>	<b>Changes Approved This Period Cont'd:</b>
CCA Change Order #38: Upper Level RGB - \$7,497.00	Shaw Change Order #127: RGB – Replace Sanitary Line - \$20,715.00
Shaw Change Order #70: RGB Renovation - \$626,178.92	Shaw Change Order #129: RGB Condensing Unit Credit - \$-10,532.00
Shaw Change Order #107: RFI 480 – Added Ramp & Door - \$25,771.00	
Shaw Change Order #112: ASI 15 – Lighting Changes - \$11,514.00	<b>Milestones Projected for Next Period:</b>
Shaw Change Order #118: RFI 522 – 2022/2350 Lighting & Heat - \$6,915.00	Complete MEP rough in, RGB
Shaw Change Order #119: AV Scope Changes - \$29,893.00	Continue installing storefront frames and glazing
Shaw Change Order #120: RFI 18 – Added Maintenance Door - \$6,609.00	Continue MEP rough ins
Shaw Change Order #122: Paint Existing Wood Trim - \$13,237.00	Continue tape and finish drywall
Shaw Change Order #123: ASI 18 – Added Wall & Door - \$8,751.00	Continue install of RGB elevator
Shaw Change Order #126: RGB Replacement of Upper Lvl Plaza Double Doors - \$16,287.00	Plaza landscape decision and start work

Photos:



Overhead dryfall paint in progress



RGB Rough-in – in progress



Upper-level canopy fascia metal in progress



Install of radius stair railing complete



**Elevator install complete – CMU infill around elevator  
Jambs complete**



View of exterior from Rio Grande Park

## Galena City Offices – Public Outreach Log

No.	Date	Description	Type	Use
	12.14.20	Media Hit – Letter to the Editor, Aspen Times, “Nothing Bauhaus about new Aspen city offices”	Public	ACO
	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



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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
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 Bektesh, 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 <sup>th</sup>	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

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	10.7.19	NotifyMe update message	Stakeholder, Public	ACO
	10.7.19	Stakeholder Email/Invitation	Stakeholder	ACO
	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 Bektsh, 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"> <li>• Phasing Map</li> <li>• Calendar</li> <li>• Brochure</li> </ul>	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

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5.29.19	Neighborhood Meeting	Stakeholder, Public	ACO
5.24.19	Stakeholder Email	Stakeholder	ACO
5.16.19	Video Update	Public	ACO
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



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	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
	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