

Galena City Offices Project - Monthly Report: April 2020

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| 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 Spring 2021 |
| | Work Schedule Design in Progress, Utilities & Infrastructure work complete, Foundation and Excavation work underway. |

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| Current Project Budget | \$34,240,260 |
| Approved Change Orders | \$1,438,520.15 |
| Original Contingency Budget | \$2,900,000.00 |
| Remaining Contingency | \$1,461,479.85 |

| Project Progress/Status: | Key Decisions Made This Period: |
|---|---|
| The Site shut down on March 31 st for COVID-19. | Site secured and safe for pause |
| Site began work again at 50% capacity and the site is now following the current public health orders. | Galena Plaza Improvement project on hold due to Covid - 19 |
| | Update on ACES Cleanup: |
| | Shaw has completed all required application and reporting requirements for the cleanup permit with CDPHE and is waiting on the State permit to start the cleanup activities. The CDPHE is experiencing a very busy time with the COVID – 19 pandemic and cannot give a clear timeline on when we will receive the permit. |
| | Once the permit is received, Shaw will work with the City of Aspen Asset Department and Engineering Department, as well as ACES staff, to determine the schedule and best practices to safely perform the work. We are tracking this carefully and will continue to post updates. |
| Changes Approved This Period: | Upcoming Council Decisions/Discussion: |
| Shaw Change Order #44: ASI 007 Structural - \$24,767.00 | |
| Shaw Change Order #48: RFI 184 Roof Parapet Framing Kickers - \$11,808.00 | Key Risks: |
| Shaw Change Order #50: RFI 177 Roof Energy Upgrades - \$13,355.00 | COVID-19 reduced efficiency impact to project is being evaluated. |
| Shaw Change Order #52: Existing Garage FACP Relocation - \$24,392.00 | |
| CCA Change Order #24: Interior Programming Design Changes - \$47,850.00 | Milestones Projected For Next Period: |
| CCA Change Order #26: Structural Engineering on Interior Staircase - \$4,100.00 | Start flying structural steel for the main level |
| CCA Change Order #27: Electrical Service Revisions - \$15,550.00 | 100% CD interior package completed on May 22 nd . |
| CCA Change Order #28: Patio and Trash Enclosure Revisions at RGB - \$8,353.00 | |
| Scheduled Milestones Accomplished This Period: | |
| 100% DD interiors completed | |

Project Shut Down Photos







Galena City Offices – Public Outreach Log

| No. | Date | Description | Type | Use |
|-----|-----------|--|------------------------|---------|
| | 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 Bektish, 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 |
| | 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 Bektish, 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 |

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| | 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 |
| | 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 |

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| 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 | <ul style="list-style-type: none"> • 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 |
| 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 |

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| | 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 |
| | 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 |

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| | 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 |
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