



City Council
New Recreation Center & Infrastructure
GMP Process Overview
Construction Contract – GMP Package A

August 22, 2016



New Recreation Center & Infrastructure CM/GC GMP Process

- Construction Manager/General Contractor (CM/GC) selected by the ILT/IET as construction delivery method for the New Recreation Center and Infrastructure Project
- Two step RFQ/RFP process approved by ILT/IET
- Two qualified firms were shortlisted
- Proposals were evaluated based upon weighted qualitative and cost based criteria
- Pinkard Construction Company was selected based upon that criteria





New Recreation Center & Infrastructure CM/GC GMP Process

- A pre-construction services contract was approved by City Council and awarded to Pinkard for the following:
 - cost estimating and value engineering,
 - Scheduling and logistical planning
 - constructability analysis
 - bidding of trade packages
 - preparation and submittal of a **Guaranteed Maximum Price (GMP)** proposal for the construction work





New Recreation Center & Infrastructure CM/GC GMP

- GMP Mechanics
 - Open book
 - Competitive bidding at trade level
 - Packaging allows overlap of design & construction
- Rolling GMP
 - GMP for each package
 - One contract with three amendments





GMP Package A – Infrastructure West

Building Packages

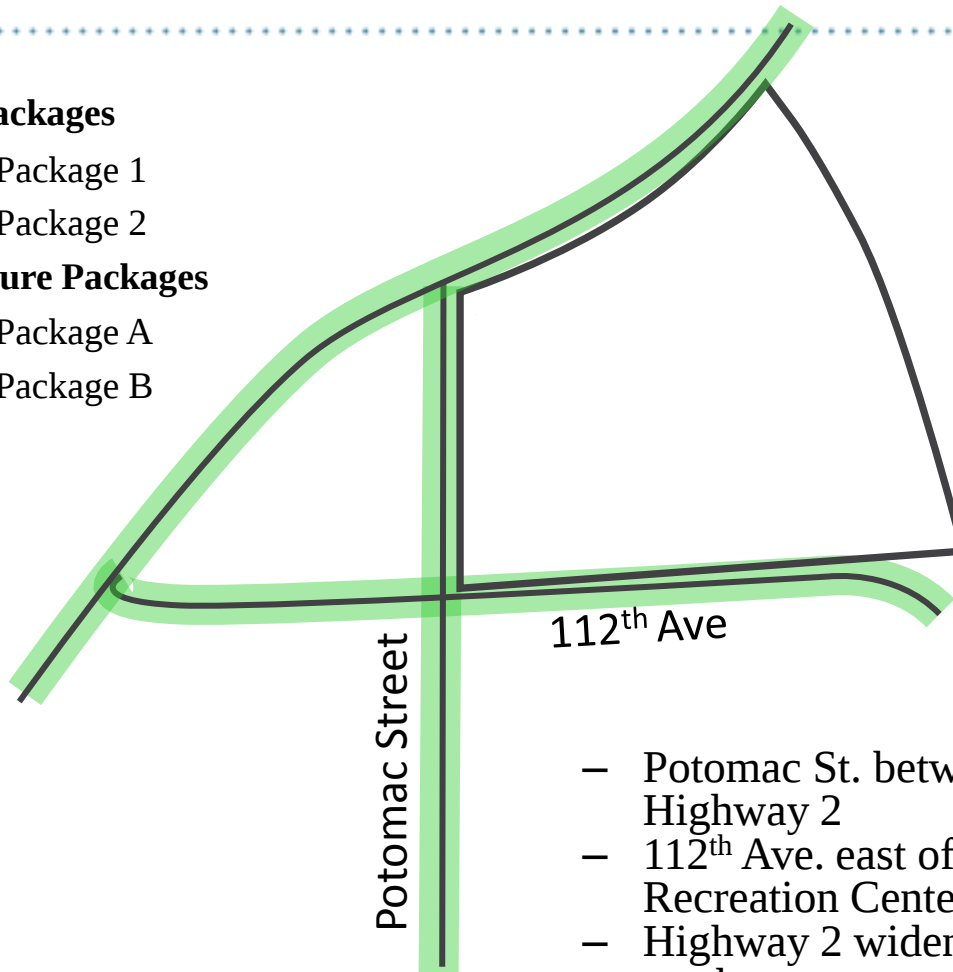
Orange GMP Package 1

Blue GMP Package 2

Infrastructure Packages

Green GMP Package A

Purple GMP Package B



- Potomac St. between 108th Ave. and Highway 2
- 112th Ave. east of Highway 2 to the Recreation Center entrance roundabout
- Highway 2 widening from 112th Ave. north
- Utilities to the Recreation Center site



GMP Package 1 – Building Site

Building Packages

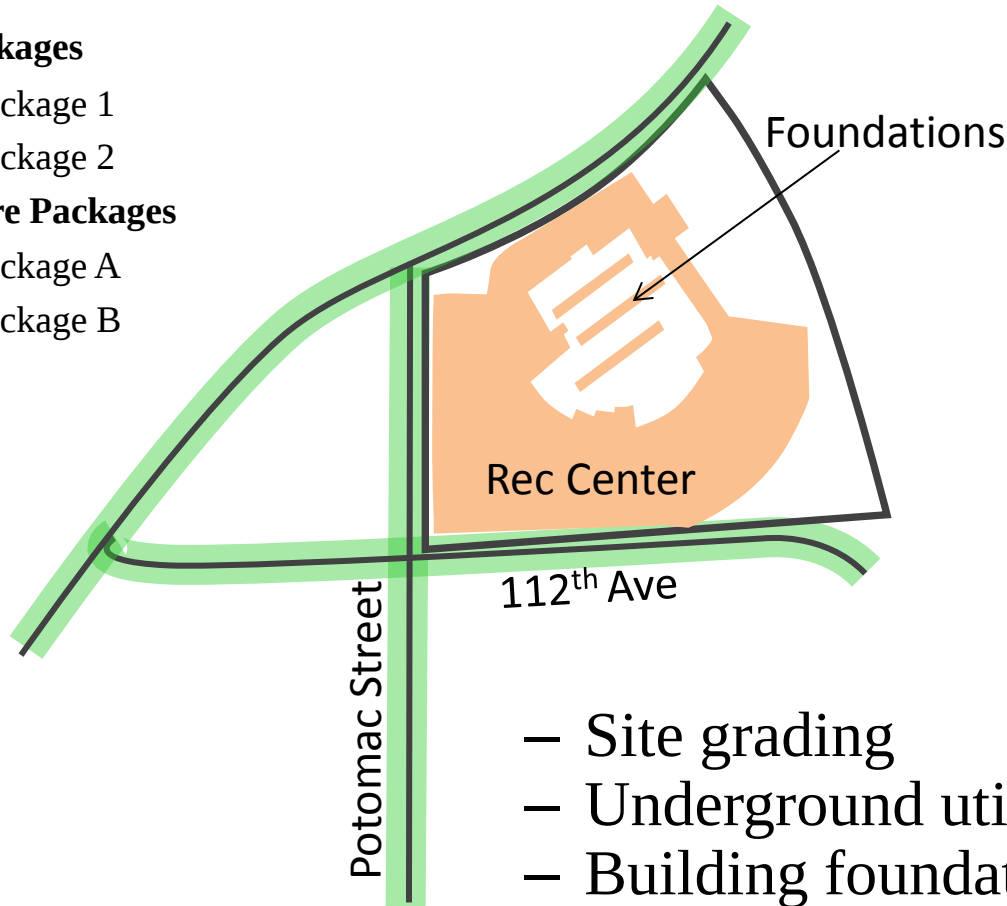
Orange square icon: GMP Package 1

Blue square icon: GMP Package 2

Infrastructure Packages

Green square icon: GMP Package A

Purple square icon: GMP Package B



- Site grading
- Underground utilities
- Building foundations
- Structural steel shop drawings and submittals



GMP Package 2 - Building

Building Packages

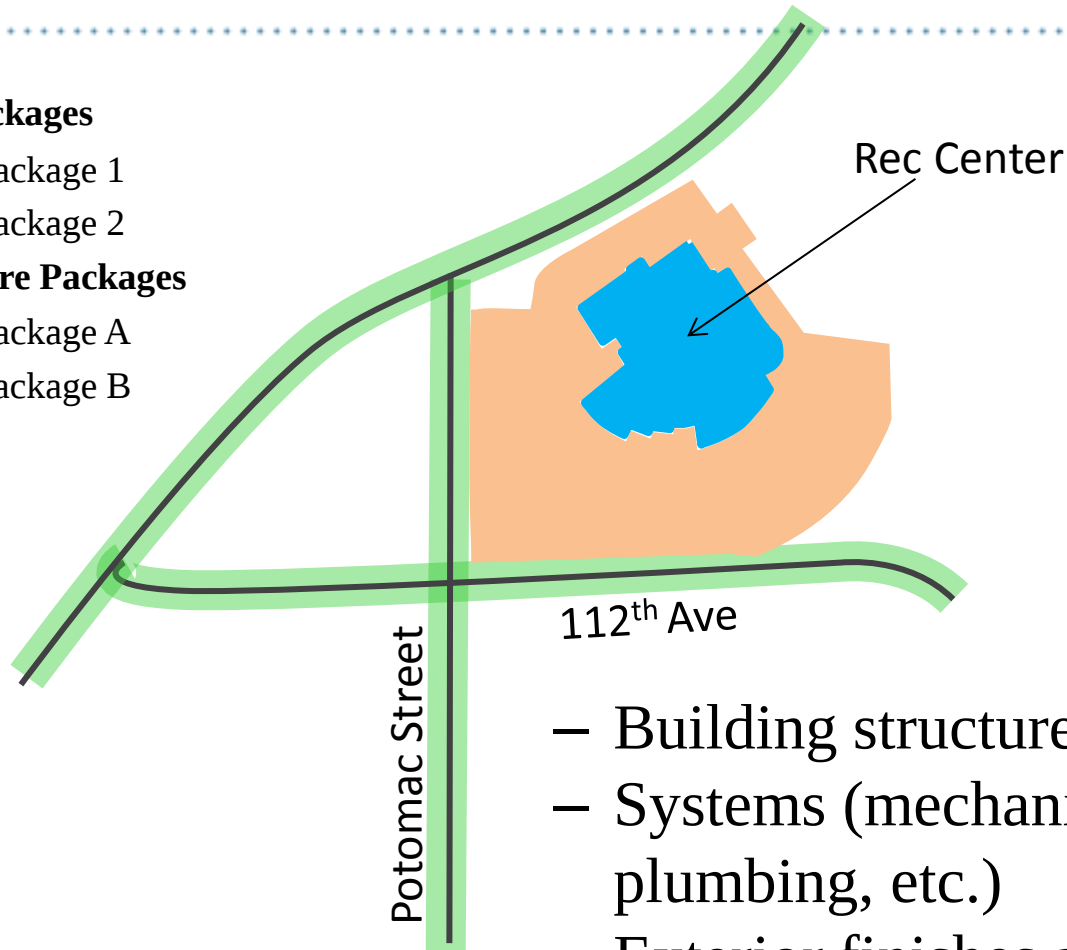
Orange GMP Package 1

Blue GMP Package 2

Infrastructure Packages

Green GMP Package A

Purple GMP Package B



- Building structure
- Systems (mechanical, electrical, plumbing, etc.)
- Exterior finishes and fixtures
- Interior finishes and fixtures



GMP Package B – Infrastructure East

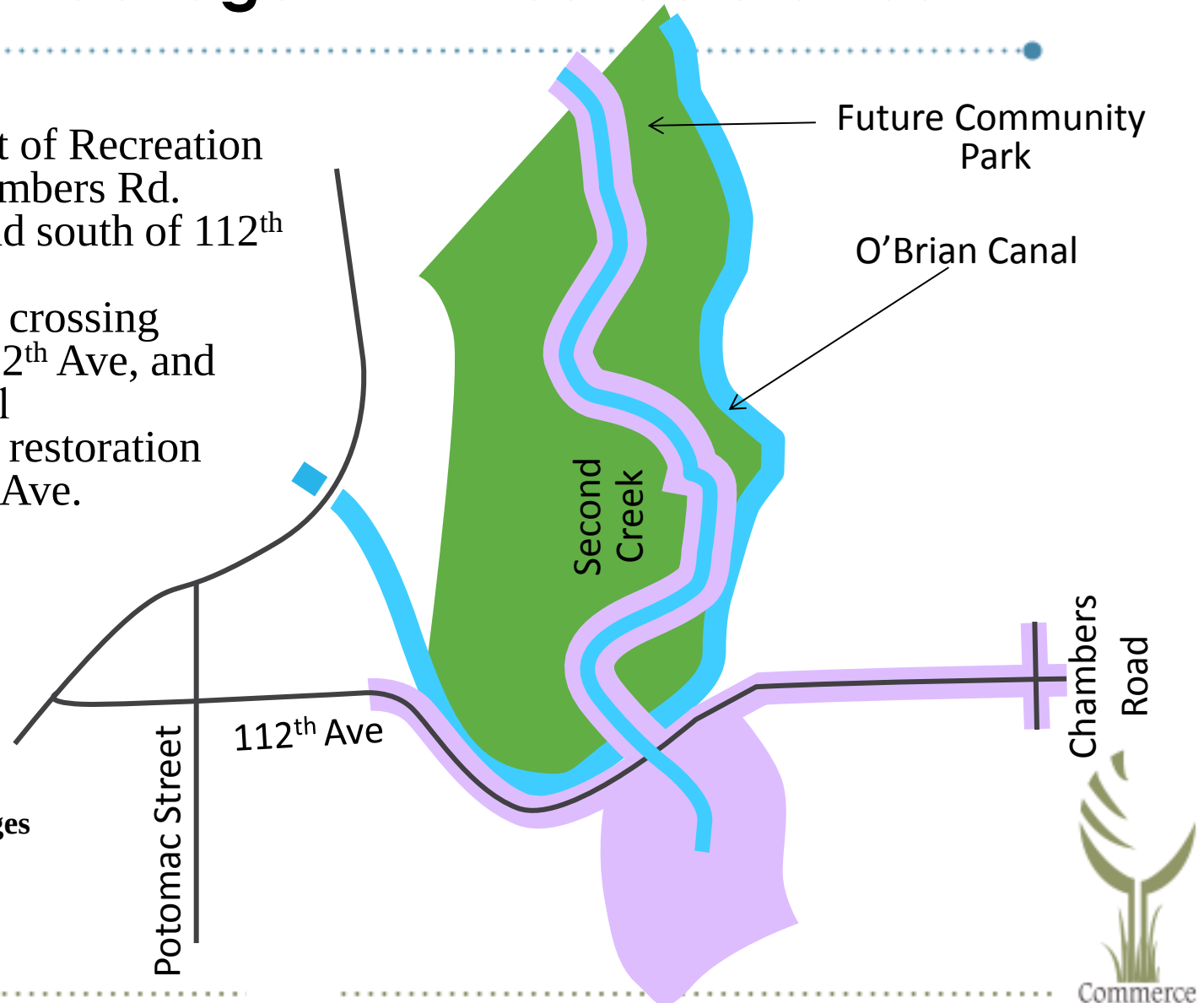
- 112th Ave. east of Recreation Center to Chambers Rd.
- Detention pond south of 112th Ave.
- Second Creek crossing structure at 112th Ave, and O'Brian Canal
- Second Creek restoration north of 112th Ave.

Building Packages

-  GMP Package 1
-  GMP Package 2

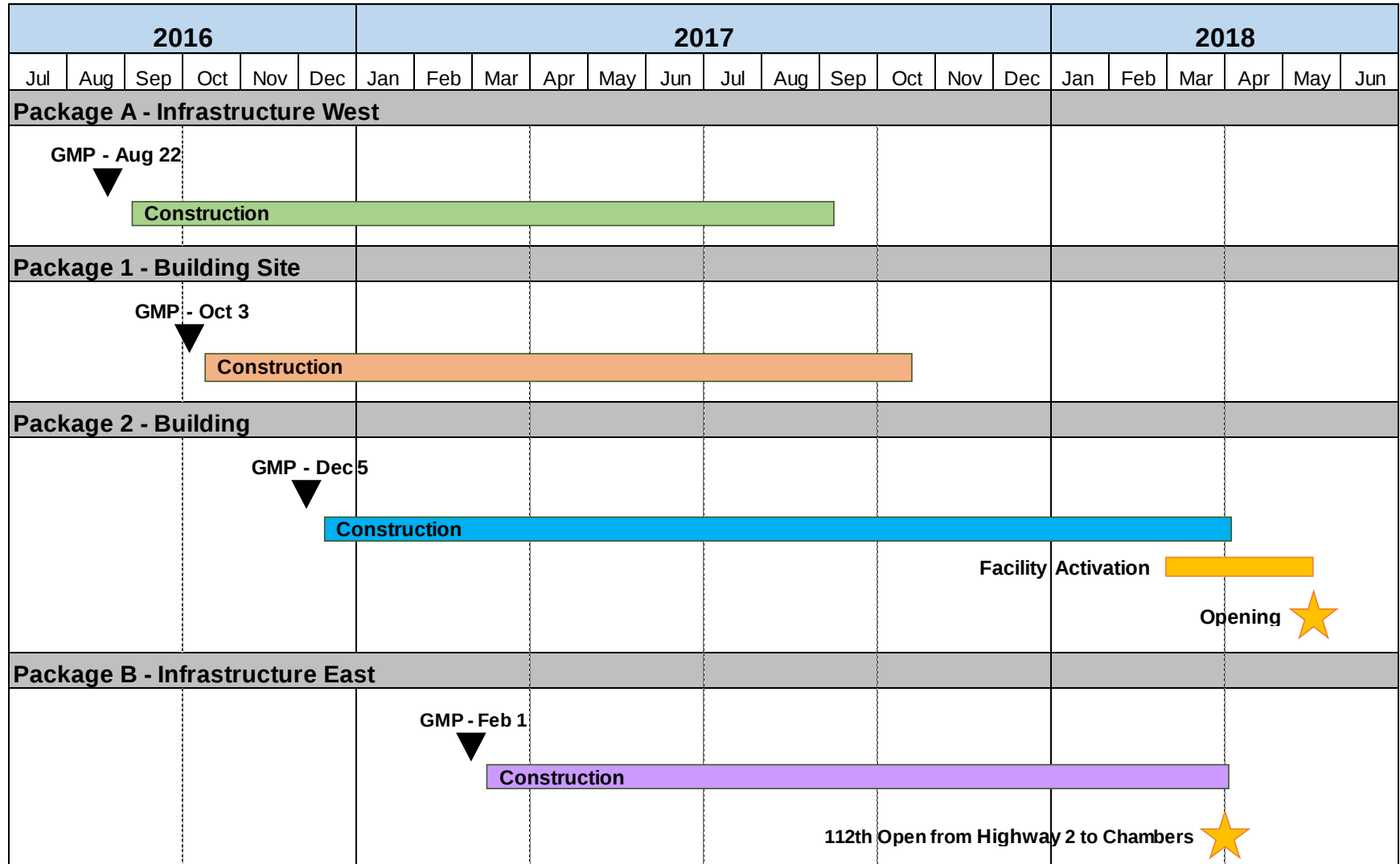
Infrastructure Packages

-  GMP Package A
-  GMP Package B





New Recreation Center & Infrastructure CM/GC GMP Schedule





New Recreation Center & Infrastructure CM/GC GMP

Package	Council Action	Date	
GMP Package A	Construction Contract Approval	Aug 22, 2016	←
GMP Package 1	Construction Contract Amendment	Oct 3, 2016	
GMP Package 2	Construction Contract Amendment	Dec 5, 2016	
GMP Package B	Construction Contract Amendment	Feb 6, 2017	





GMP Package A – Infrastructure West

- Package A competitively bid by 4 prequalified contractors; details to be provide following completion of negotiations
- GMP includes contractor pricing plus:
 - General Conditions
 - Contractor Contingency
 - Permits & Taxes
 - Overhead and Profit
 - Insurance and Bonds
 - Allowances as necessary





GMP Package A – Cost Breakdown

Description	Cost
Construction Costs	\$11,317,014
Permits & Taxes	\$513,034
General Conditions	\$710,385
Contractor Contingency (2.25%)	\$282,745
Overhead and Profit (3.95%)	\$507,543
Insurance	\$109,337
Payment & Performance Bonds	\$93,583
Weather Protection Allowance	\$100,000
Utility Sequence Allowance	\$120,000
Total Pinkard GMP Package A	\$13,753,641
Owners Contingency (5%)	\$687,682
Total Council Approval	\$14,441,323





GMP Package A – 30% Estimate

	30% Design Estimate	GMP Pricing
112 th & Potomac	\$6.9 M	\$7.5 M
Hwy 2 North of 112th	\$4.8 M	\$5.2 M
Total	\$11.7 M	\$12.7 M

- Approximate \$1 M dollar increase due to design development and market conditions
- Some cost will be reimbursed through development agreements
- \$13.8 M GMP includes additional funding for utilities and quality assurance