



City Council New Recreation Center & Infrastructure Third Amendment to Construction Contract – Package 2 GMP

December 19, 2016

Purpose

- To approve contract amendment for Package 2 at the new recreation center – balance of building construction





Background

- Construction Manager/General Contractor (CM/GC) selected by city as construction delivery method for the New Recreation Center and Infrastructure Project
- Two step RFQ/RFP process
- 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





Background

- 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



Background

- 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





New Recreation Center & Infrastructure CM/GC GMP



Package	Council Action	Date	
GMP Package A	Construction Contract Approval	Aug 22, 2016	✓
GMP Package 1	First Contract Amendment	Oct 3, 2016	✓
Change Order No. 2	SACWSD IGA and Second Amendment	Nov 7, 2016	✓
GMP Package 2	Third Contract Amendment	Dec 19, 2016	←
GMP Package B	Construction Contract Amendment	Mid/Late 2017	





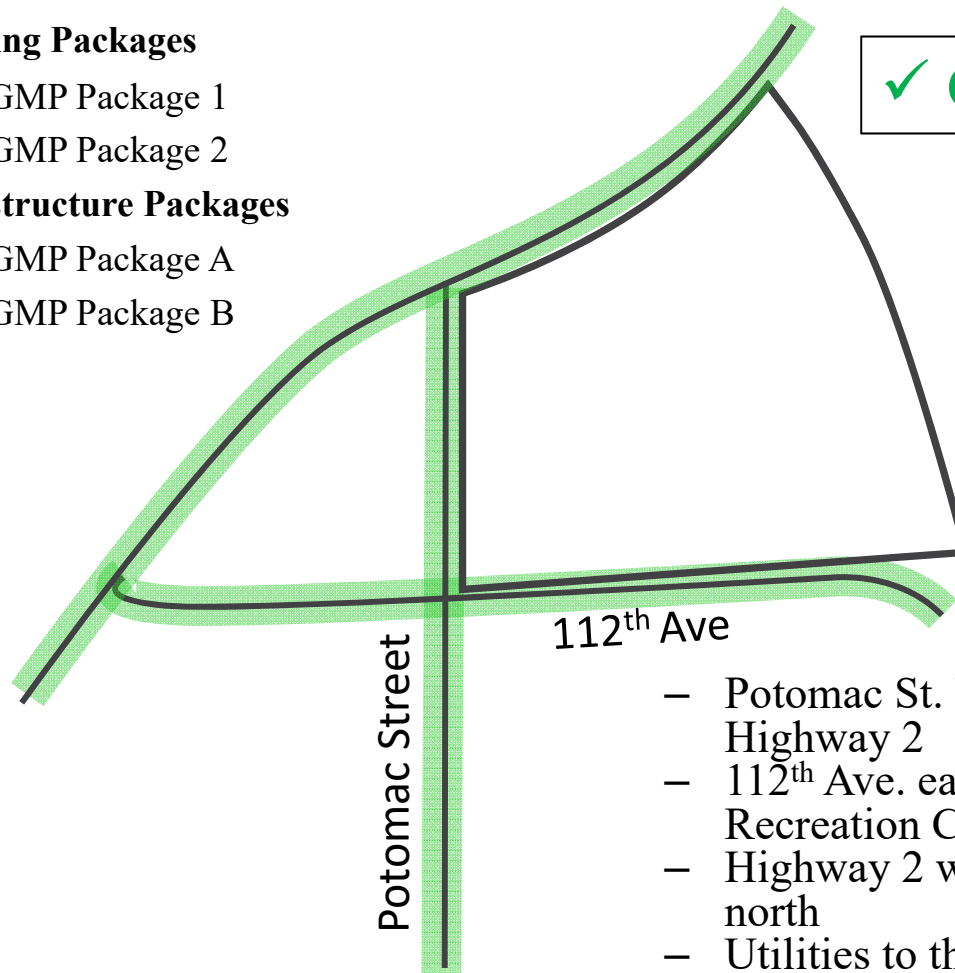
GMP Package A – Infrastructure West

Building Packages

-  GMP Package 1
-  GMP Package 2

Infrastructure Packages

-  GMP Package A
-  GMP Package B



✓ Council approved Aug. 22

- 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

 GMP Package 1

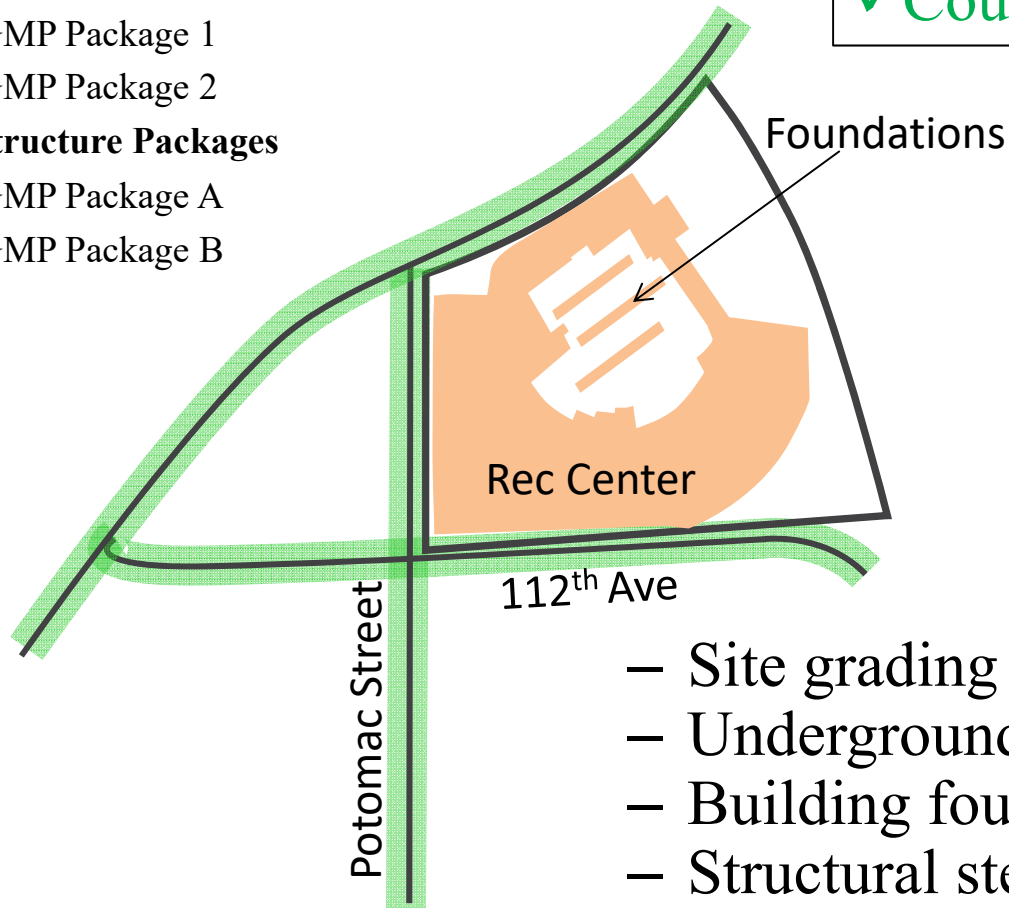
 GMP Package 2

Infrastructure Packages

 GMP Package A

 GMP Package B

✓ Council approved Oct. 3rd



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



GMP Package 2 - Building

Building Packages

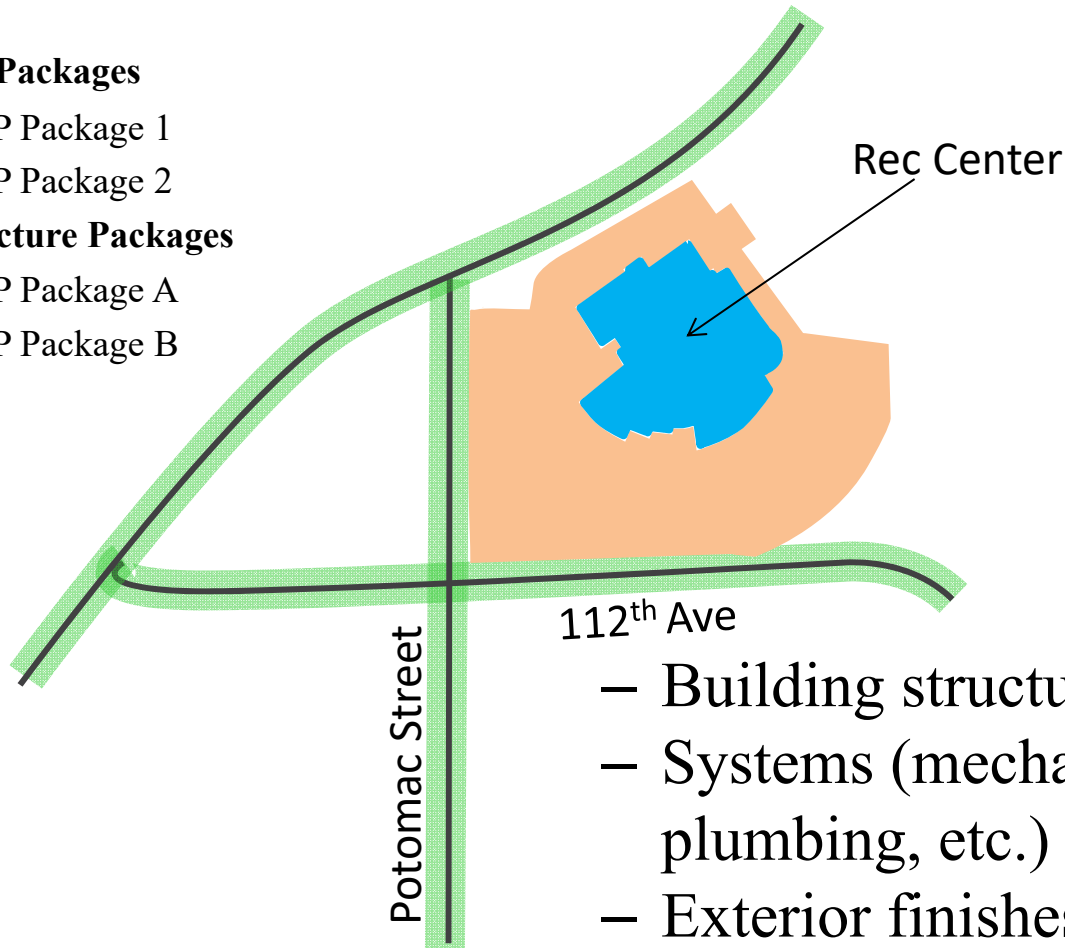
 GMP Package 1

 GMP Package 2

Infrastructure Packages

 GMP Package A

 GMP Package B





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



GMP Package B – Infrastructure East

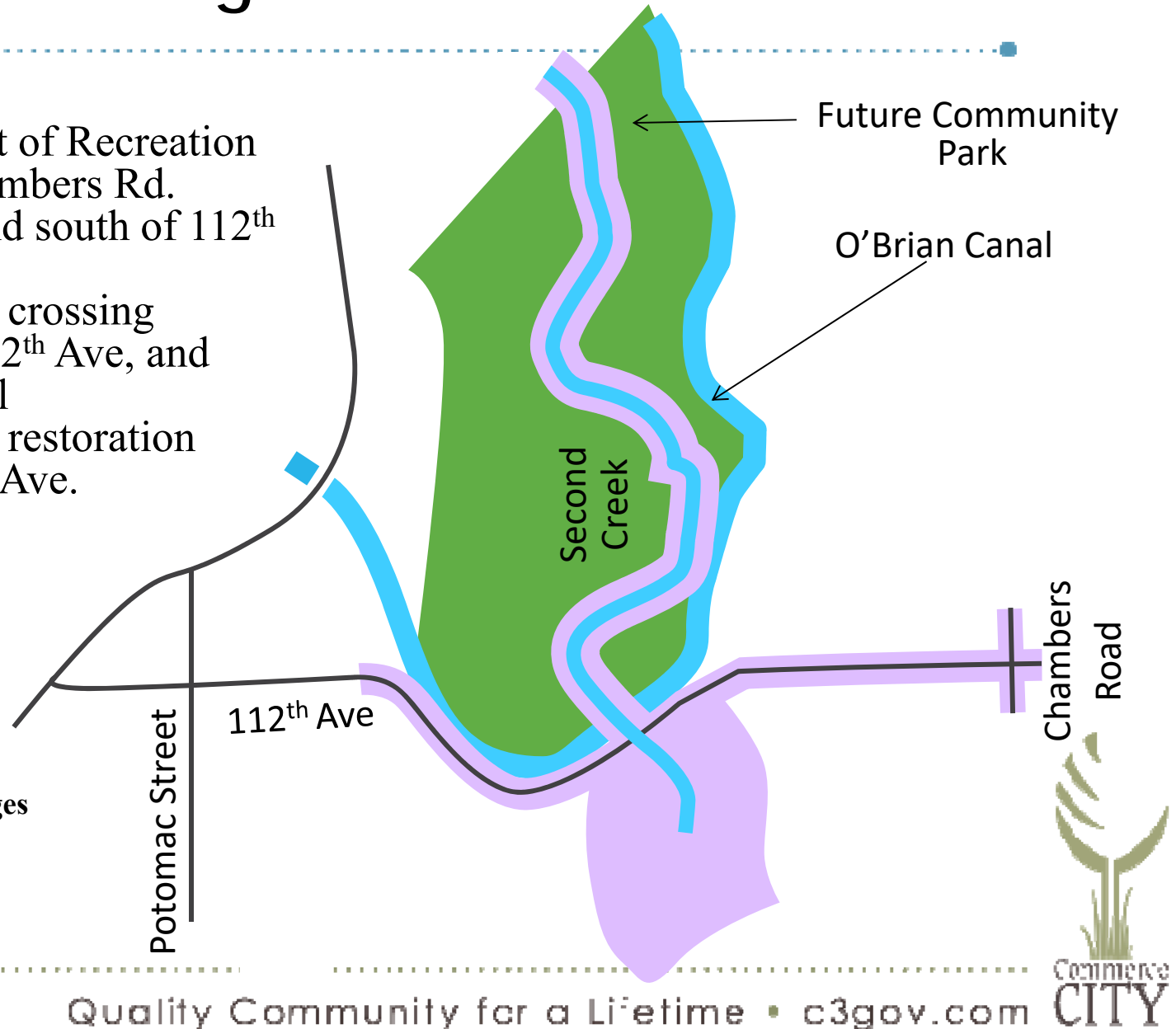
- 112th Ave. east of Recreation Center to Chambers Rd.
- Detention pond south of 112th Ave.
- Second Creek crossing structure at 112th Ave, and O'Brian Canal
- Second Creek restoration north of 112th Ave.

Building Packages

-  GMP Package 1
-  GMP Package 2

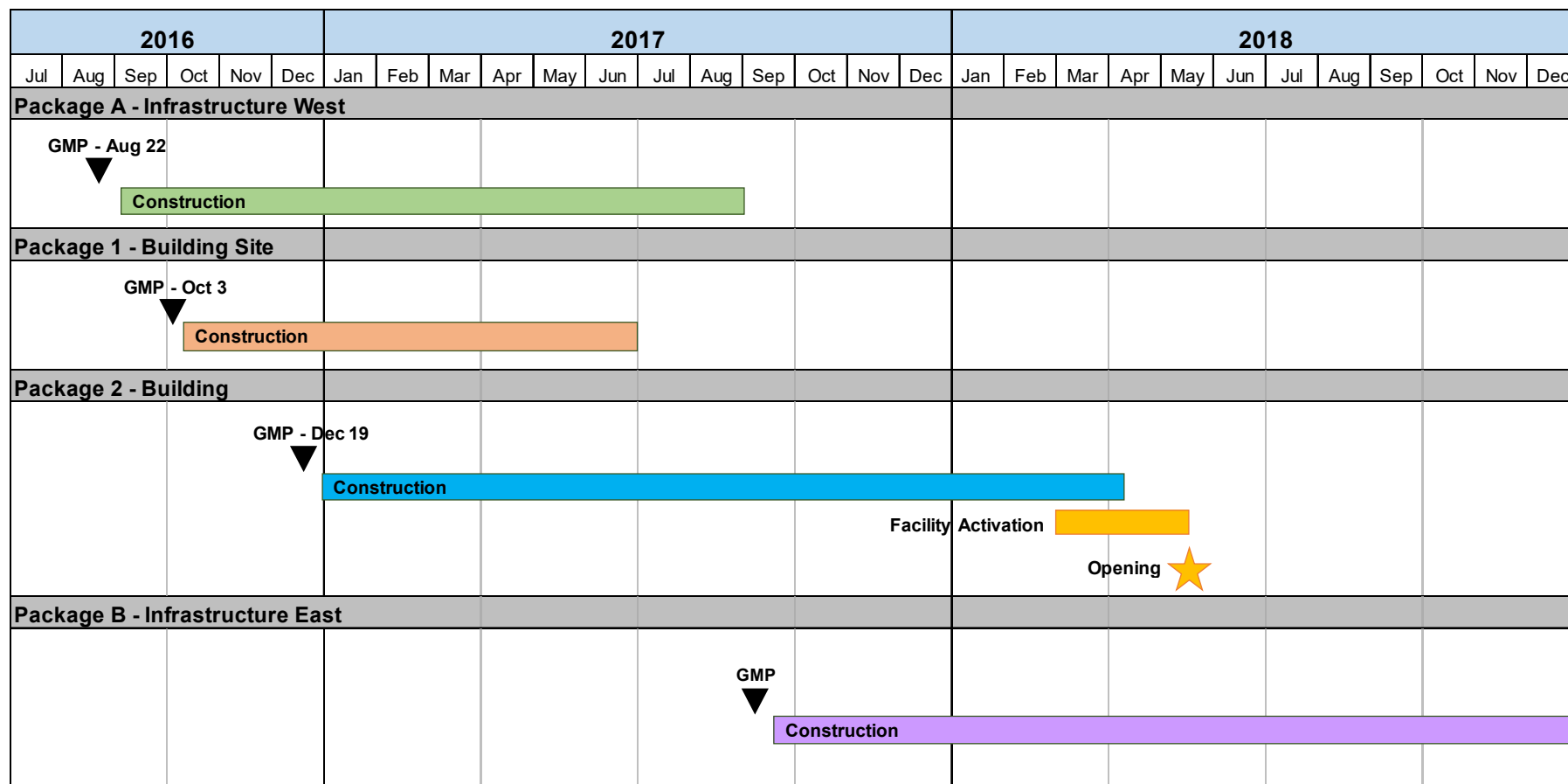
Infrastructure Packages

-  GMP Package A
-  GMP Package B





New Recreation Center & Infrastructure CM/GC GMP Schedule





GMP Package 2 – Balance of Building Construction

- Package 2 competitively bid to Pinkard by prequalified subcontractors
- GMP includes Package 2 pricing plus:
 - Allowances (moisture mitigation, graphic art, signage, and art screen wall)
 - Contractor Contingency
 - Insurance and Bonds
 - Overhead and Profit





GMP Package 2 – Cost Breakdown

Description	Cost
Package 2 Construction Costs	\$19,808,841
General Conditions (included Pkg 1)	\$0
Moisture Mitigation Allowance	\$40,000
Interior Graphic/Signage Allowance	\$50,000
Exterior Graphic/Signage Allowance	\$50,000
Pool Theming and Graphics Allowance	\$100,000
Art Wall Screen Allowance	\$50,000
Contractor Contingency	\$452,224
Insurance and Bonds:	\$286,858
Contractor's CM/GC Fee (3.95% - excludes bonds & insurance)	\$811,767
Guaranteed Maximum Price - Package 2	\$21,649,690
Package A GMP	\$13,563,509
Package 1 GMP	\$12,144,680
Change Order No. 2	\$908,277
Total Guaranteed Maximum Price:	\$48,266,156
Owners Contingency (5%)	\$2,462,656
Permits and Taxes (direct paid by City)	\$986,967
Total Council Authorization	\$51,715,779





New Recreation Center Total Construction Cost

Approved Project Budget

Project Budget Categories:	
Project Management	\$ 1,377,685
Land / ROW Acquisition	
Design	\$ 2,190,595
Construction	\$ 37,290,000
FF&E	\$ 2,034,000
Other	\$ 2,096,371
Fees (Tap Fees, etc.)	\$ 932,000
Technology	\$ 775,000
Owner Requirements	\$ 189,895
ERU Water Costs	\$ 199,476
Public Art	\$ 339,000.00
Total Budget	\$ 45,327,651

- ❖ Budget Established at Schematic Design
- ❖ Schematic Design Estimate of \$33.9 Million

New Rec Center Total Construction Cost

Package A Structural Steel Detailing	\$165,500
Package 1 GMP	\$12,144,680
Package 2 GMP	\$21,649,690
Permits and Taxes	\$986,967
Total Rec Center Construction	\$34,946,837

\$2,343,163 Remaining in
Construction Contingency (6.7%)