



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

December 19, 2016

# Purpose

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- 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	





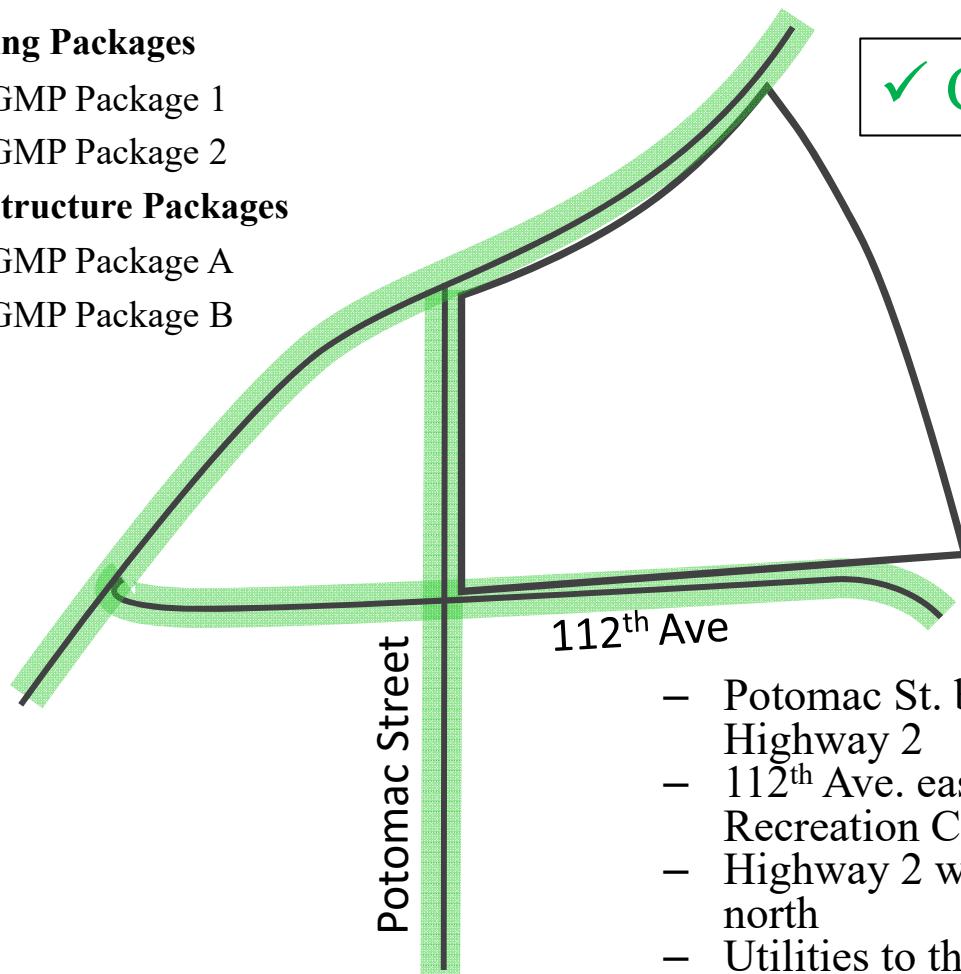
# GMP Package A – Infrastructure West

## Building Packages

- GMP Package 1
- GMP Package 2

## Infrastructure Packages

- GMP Package A
- GMP Package B



✓ Council approved Aug. 22

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





# GMP Package 1 – Building Site

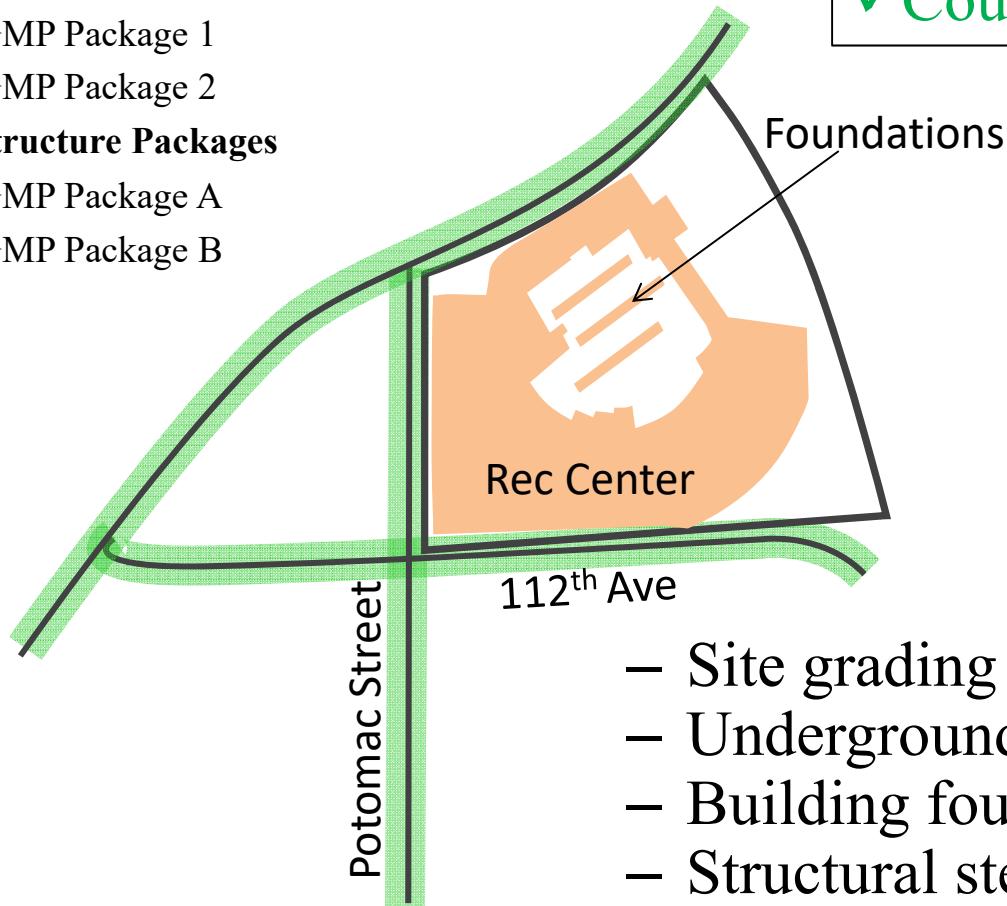
## Building Packages

- 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





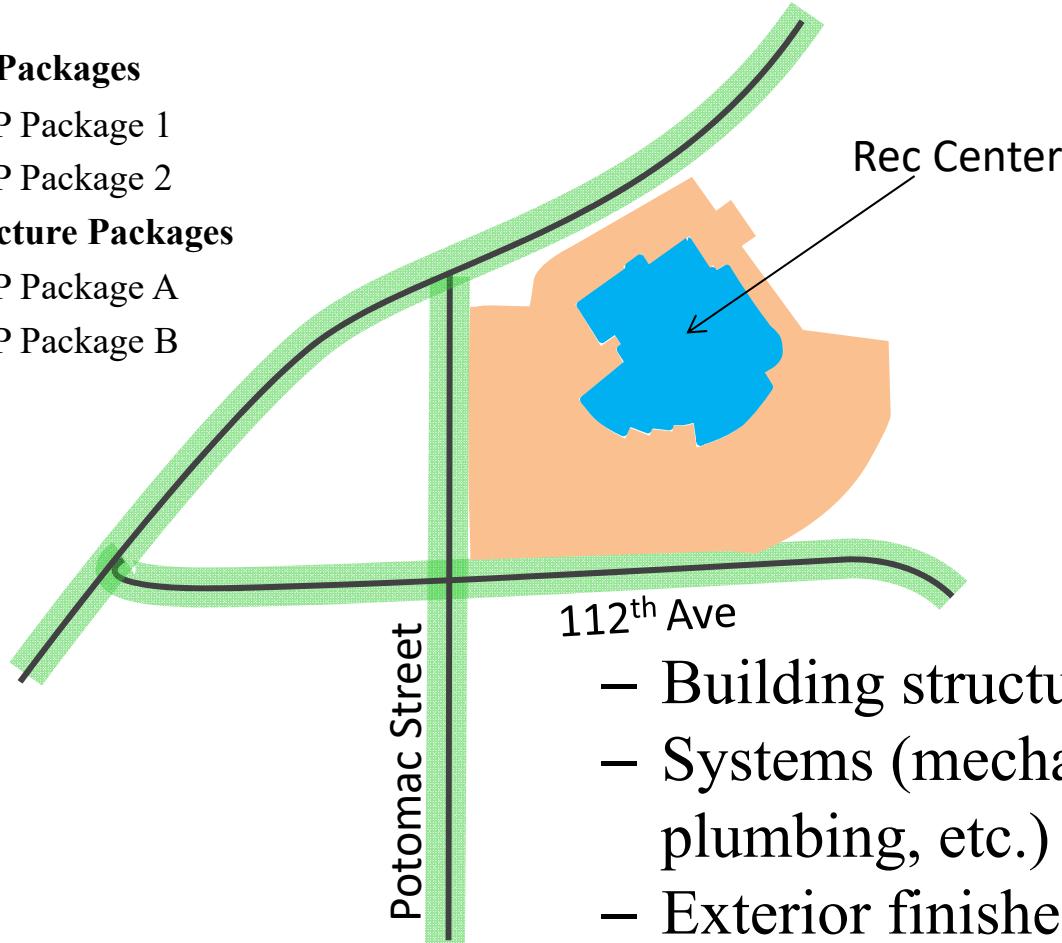
# GMP Package 2 - Building

## Building Packages

- GMP Package 1
- GMP Package 2

## Infrastructure Packages

- GMP Package A
- GMP Package B



112<sup>th</sup> Ave

Potomac Street

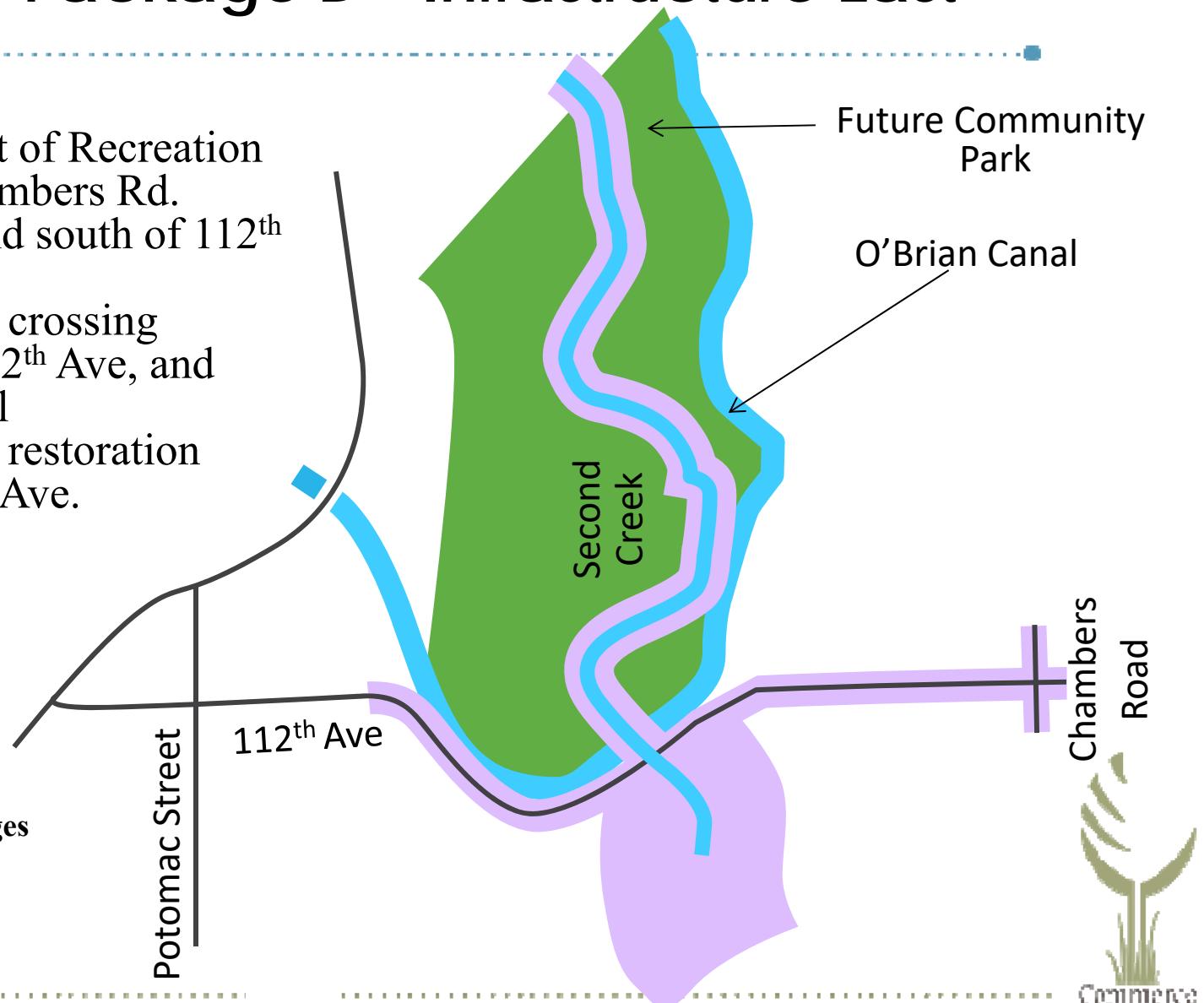
- Building structure
- Systems (mechanical, electrical, plumbing, etc.)
- Exterior finishes and fixtures
- Interior finishes and fixtures





# GMP Package B – Infrastructure East

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





# New Recreation Center & Infrastructure CM/GC GMP Schedule

2016						2017												2018												
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
<b>Package A - Infrastructure West</b>																														
<b>GMP - Aug 22</b>																														
<b>Construction</b>																														
<b>Package 1 - Building Site</b>																														
<b>GMP - Oct 3</b>																														
<b>Construction</b>																														
<b>Package 2 - Building</b>																														
<b>GMP - Dec 19</b>																														
<b>Construction</b>																														
<b>Facility Activation</b>																														
<b>Opening</b>																														
<b>Package B - Infrastructure East</b>																														
<b>GMP</b>																														
<b>Construction</b>																														



# 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
<b>Guaranteed Maximum Price - Package 2</b>	<b>\$21,649,690</b>
Package A GMP	\$13,563,509
Package 1 GMP	\$12,144,680
Change Order No. 2	\$908,277
<b>Total Guaranteed Maximum Price:</b>	<b>\$48,266,156</b>
Owners Contingency (5%)	\$2,462,656
Permits and Taxes (direct paid by City)	\$986,967
<b>Total Council Authorization</b>	<b>\$51,715,779</b>





# New Recreation Center Total Construction Cost

## Approved Project Budget

<b>Project Budget Categories:</b>	
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
<b>Total Budget</b>	<b>\$ 45,327,651</b>

- ❖ 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
<b>Total Rec Center Construction</b>	<b>\$34,946,837</b>

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

