



# City Council New Recreation Center & Infrastructure First Amendment to Construction Contract – Package 1 GMP

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October 3, 2016

# Purpose

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- To approve contract amendment for Package 1 at the new recreation center - foundations and site work





# 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
- Package A – Infrastructure West GMP approved August 22, 2016





# 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





# GMP Package A – Infrastructure West

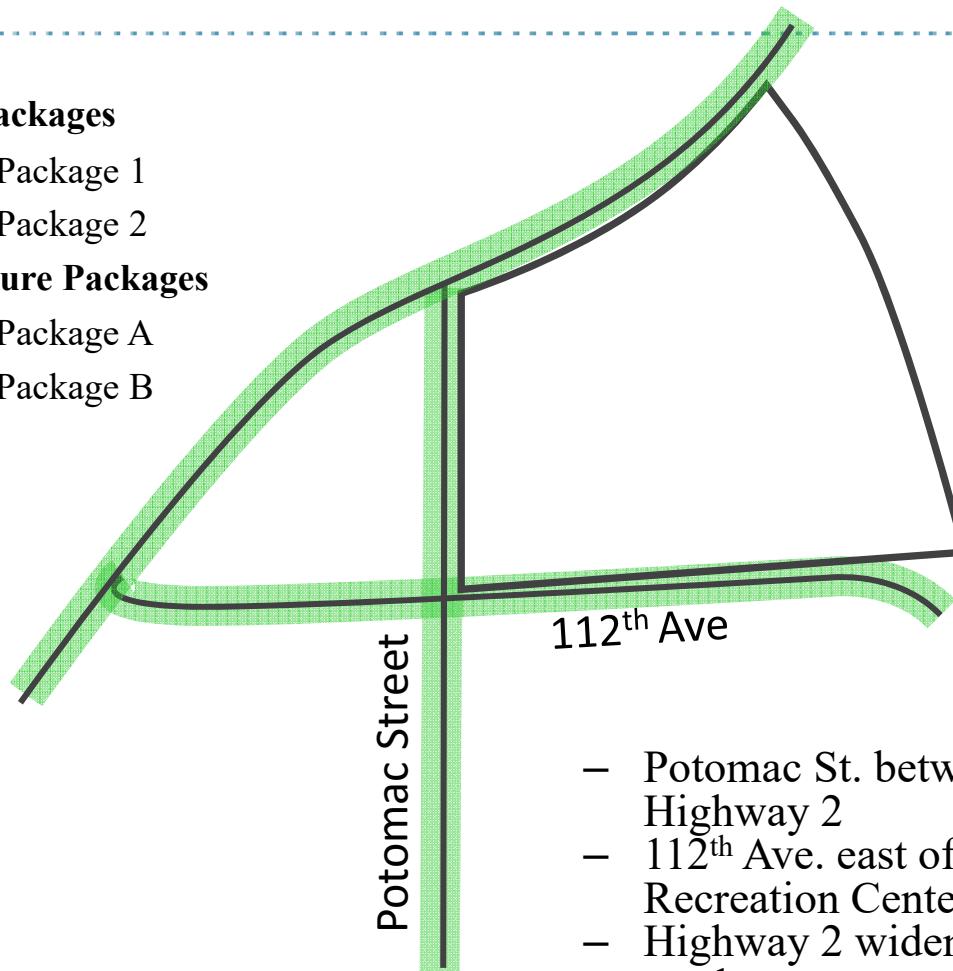
## Building Packages

- 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





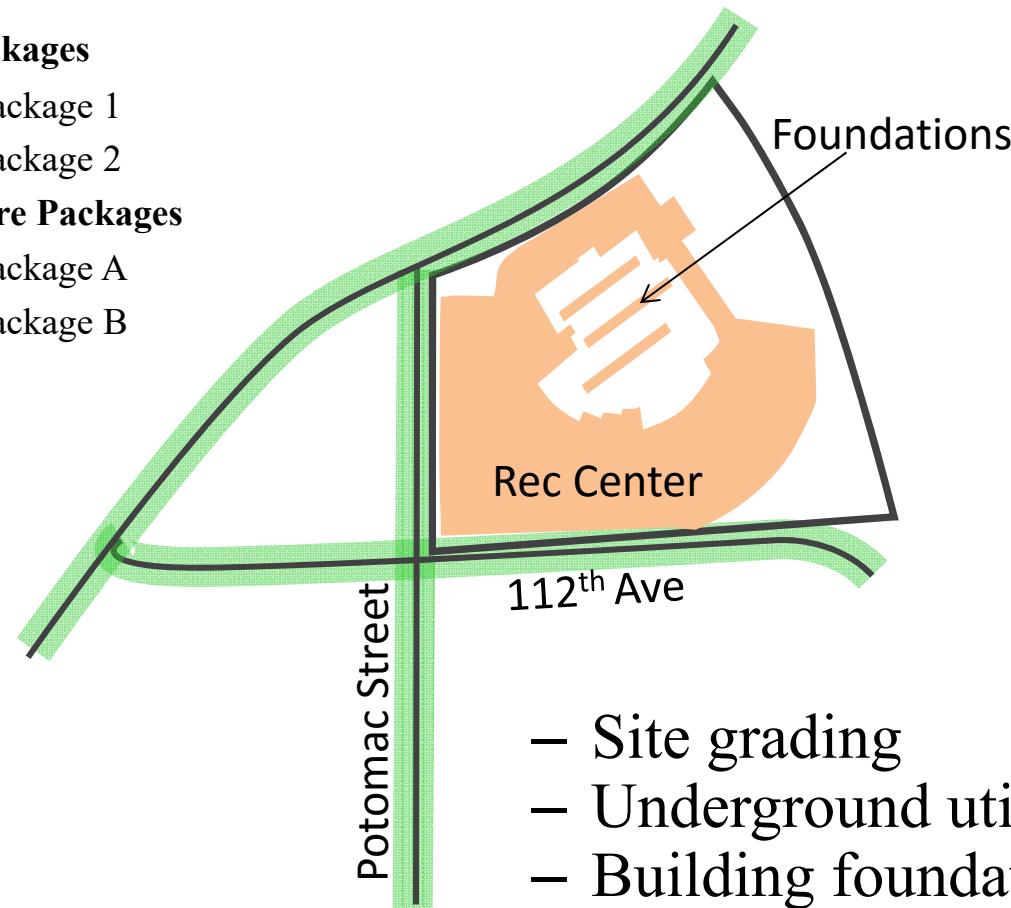
# GMP Package 1 – Building Site

## Building Packages

- GMP Package 1
- GMP Package 2

## Infrastructure Packages

- GMP Package A
- GMP Package B



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





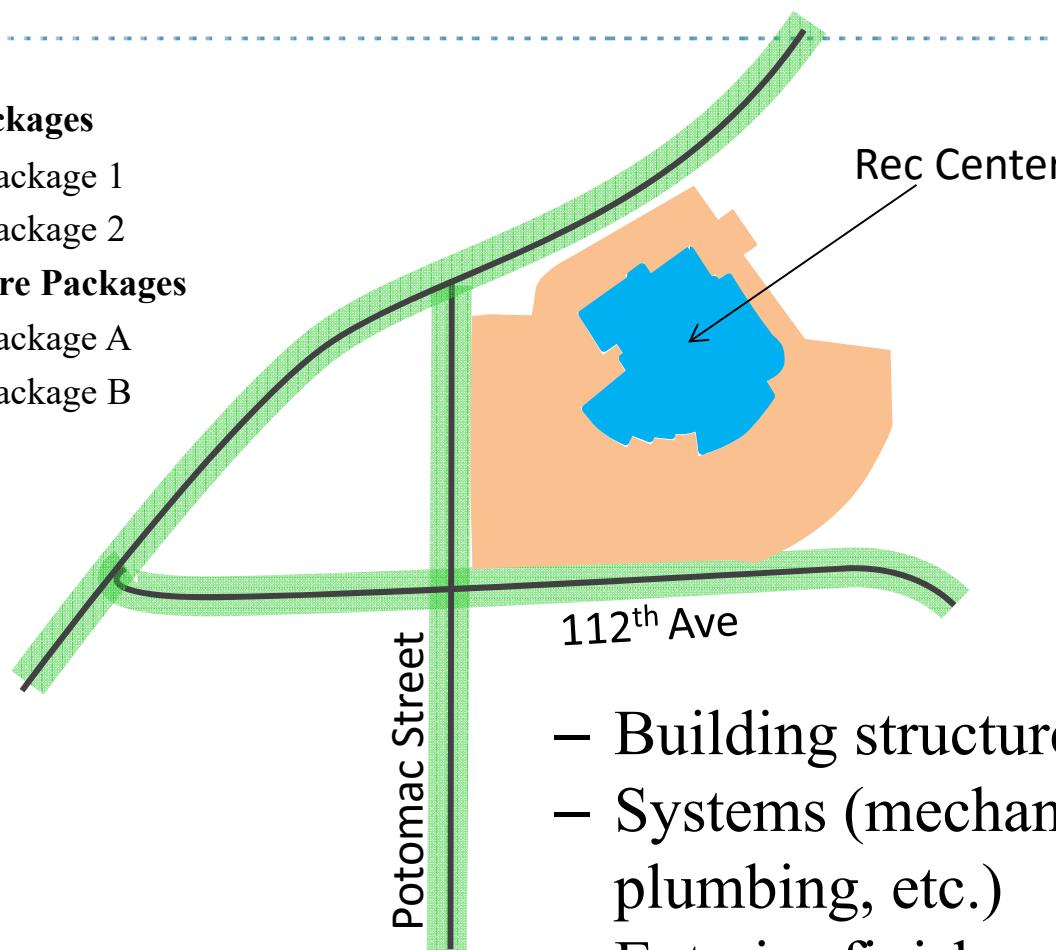
# GMP Package 2 - Building

## Building Packages

- GMP Package 1
- GMP Package 2

## Infrastructure Packages

- GMP Package A
- GMP Package B



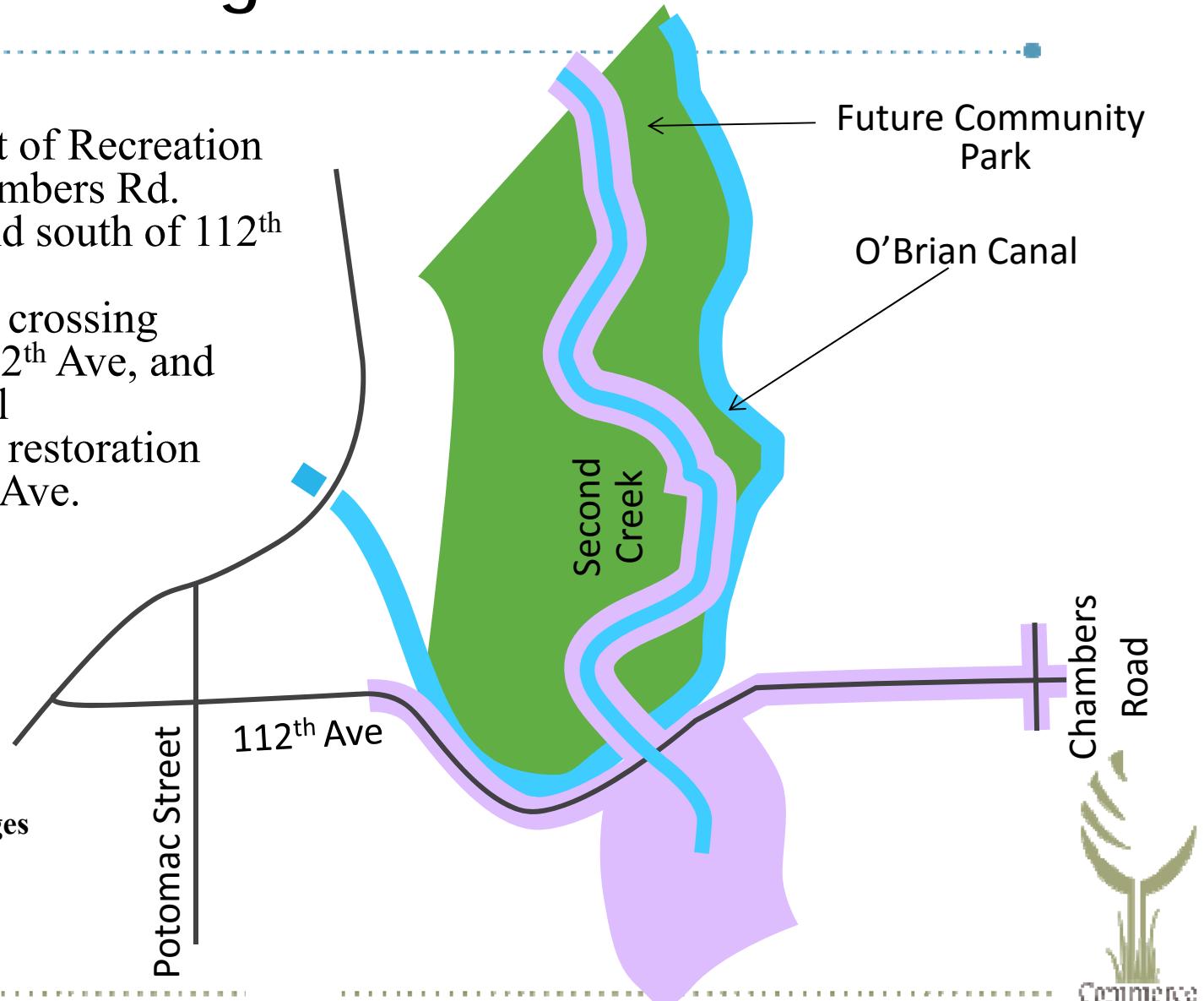
- Building structure
- Systems (mechanical, electrical, plumbing, etc.)
- Exterior finishes and fixtures
- Interior finishes and fixtures





# GMP Package B – Infrastructure East

- 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

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 19, 2016	
GMP Package B	Construction Contract Amendment	Mid/Late 2017	





# 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>																													
GMP - Aug 22																													
Construction																													
<b>Package 1 - Building Site</b>																													
GMP - Oct 3																													
Construction																													
<b>Package 2 - Building</b>																													
GMP - Dec 19																													
Construction																													
Facility Activation																													
Opening 																													
<b>Package B - Infrastructure East</b>																													
GMP																													
Construction																													



# GMP Package 1 – Building Site & Foundations

- Package 1 competitively bid by prequalified subcontractors
- GMP includes Package 1 pricing plus:
  - Tilt-up Concrete, Masonry, Structural Steel
  - General Conditions for Package 1 & 2
  - Allowances (to be reconciled with Package 2)
  - Contractor Contingency
  - Insurance and Bonds
  - Overhead and Profit





# GMP Package 1 – Cost Breakdown

Description	Cost
Building Package 1 - Construction Costs	\$3,150,385
General Conditions (Package 1 & 2)	\$2,041,656
Tilt-Up Concrete	\$646,145
Masonry	\$1,600,969
Structural Steel	\$3,130,555
Weather Protection Allowance	\$250,000
Waterproofing Allowance	\$5,000
Advance Work Allowance	\$450,000
Contractor Contingency (2.25%)	\$253,681
Insurance and Bonds:	\$160,917
Contractor's CM/GC Fee (3.95% - excludes bonds & insurance)	\$455,371
<b>Guaranteed Maximum Price - Package 1</b>	<b>\$12,144,680</b>
Infrastructure Package A GMP	\$13,563,509
<b>Total Guaranteed Maximum Price:</b>	<b>\$25,708,189</b>
Owners Contingency (5%)	\$1,285,409
<b>Total Council Authorization</b>	<b>\$26,993,598</b>





# New Recreation Center Construction Cost Forecast

Package 1 GMP	Package 2 Estimate	Total Construction Forecast	Total Construction Budget
<b>\$12.1 M</b>	<b>\$21.8 M</b>	<b>\$33.9 M</b>	<b>\$33.9 M *</b>

- \* New Recreation Center construction budget approved April 25, 2016 based upon Schematic Design

