



# 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

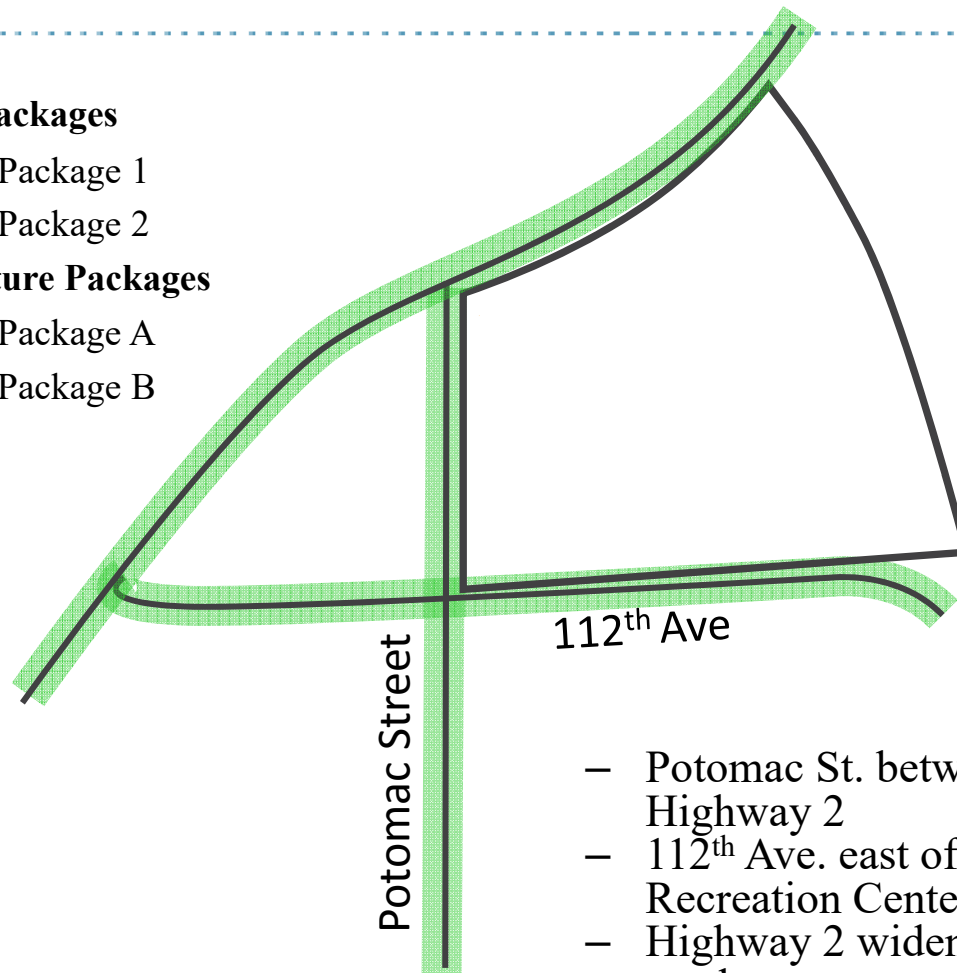
 GMP Package 2

## 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

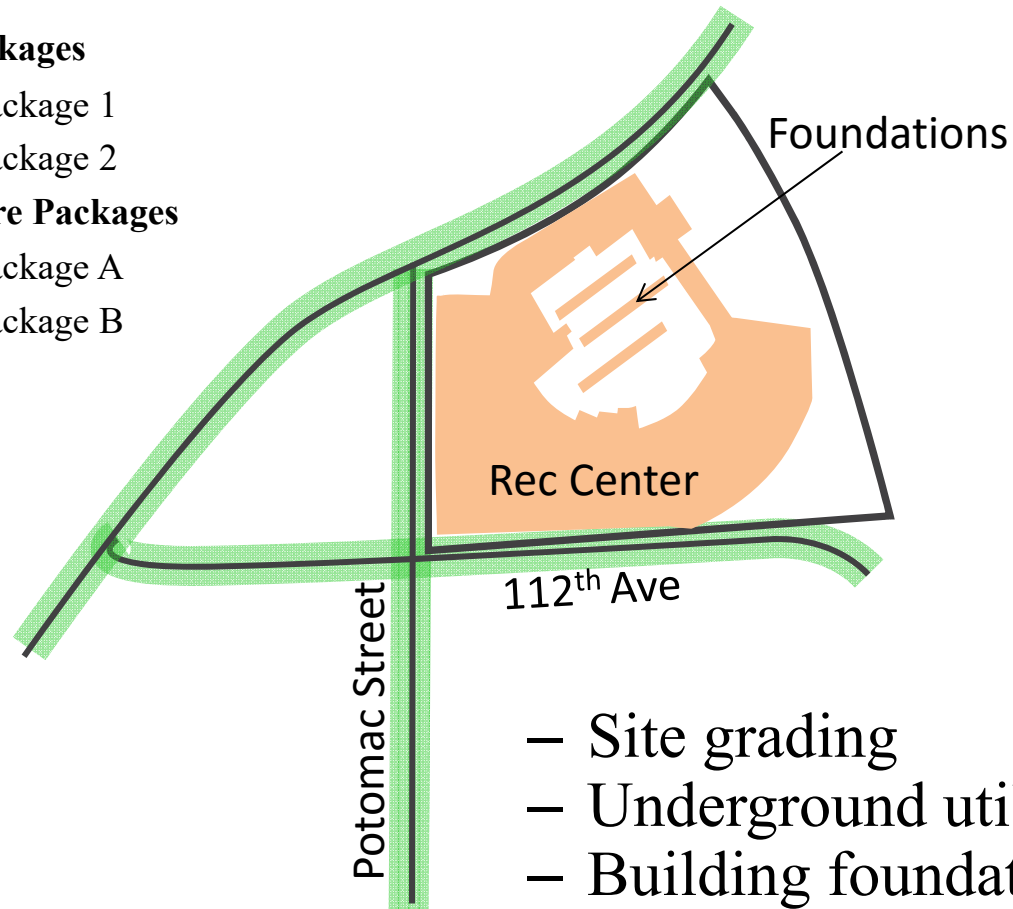
 GMP Package 1

 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

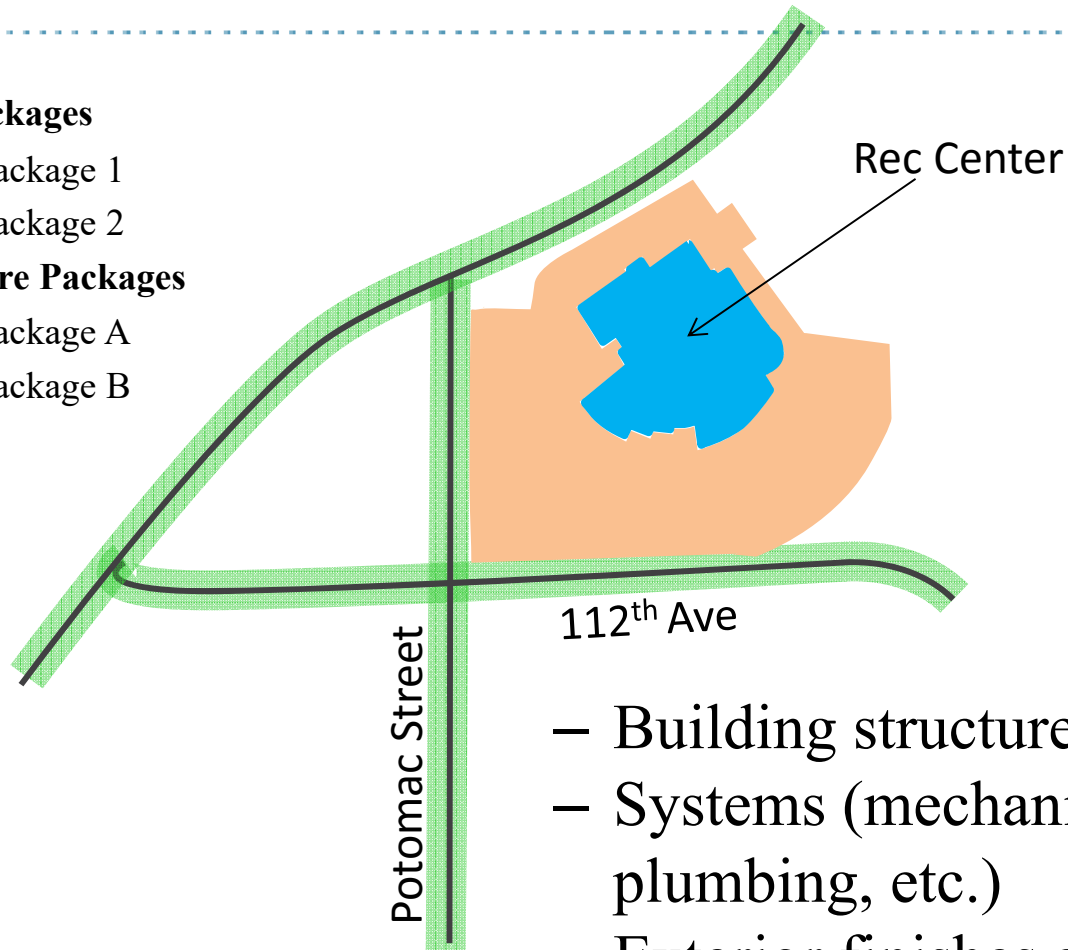
 GMP Package 1

 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

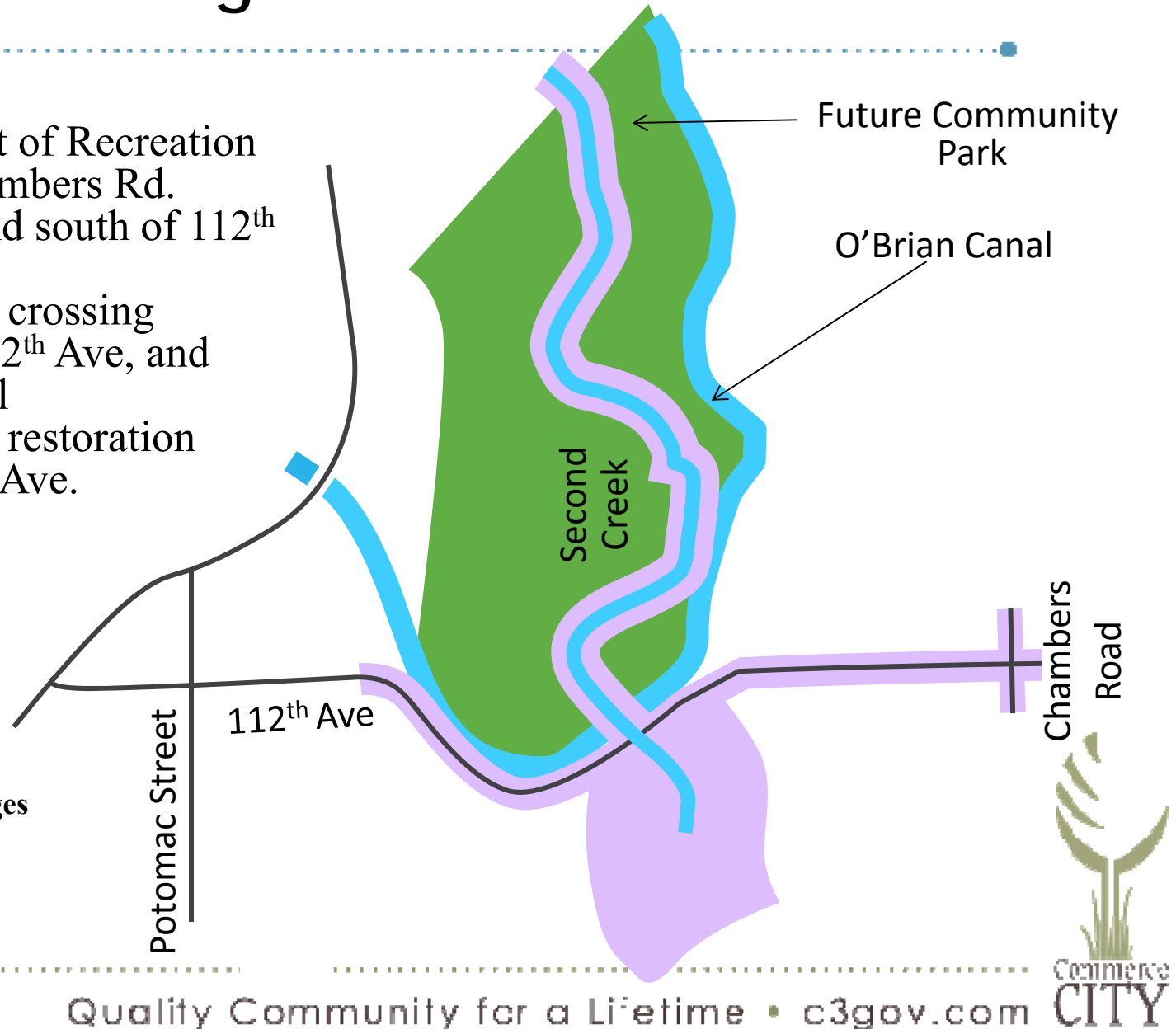
- 112<sup>th</sup> Ave. east of Recreation Center to Chambers Rd.
- Detention pond south of 112<sup>th</sup> Ave.
- Second Creek crossing structure at 112<sup>th</sup> Ave, and O'Brian Canal
- Second Creek restoration north of 112<sup>th</sup> Ave.

### Building Packages

-  GMP Package 1
-  GMP Package 2

### Infrastructure Packages

-  GMP Package A
-  GMP Package B





# 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 |   |



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# GMP Package 1 – Building Site & Foundations

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- 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 |
|---------------|--------------------|-----------------------------|---------------------------|
| \$12.1 M      | \$21.8 M           | \$33.9 M                    | \$33.9 M *                |

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