



City Council New Recreation Center Design Development Wrap Up

July 25, 2016



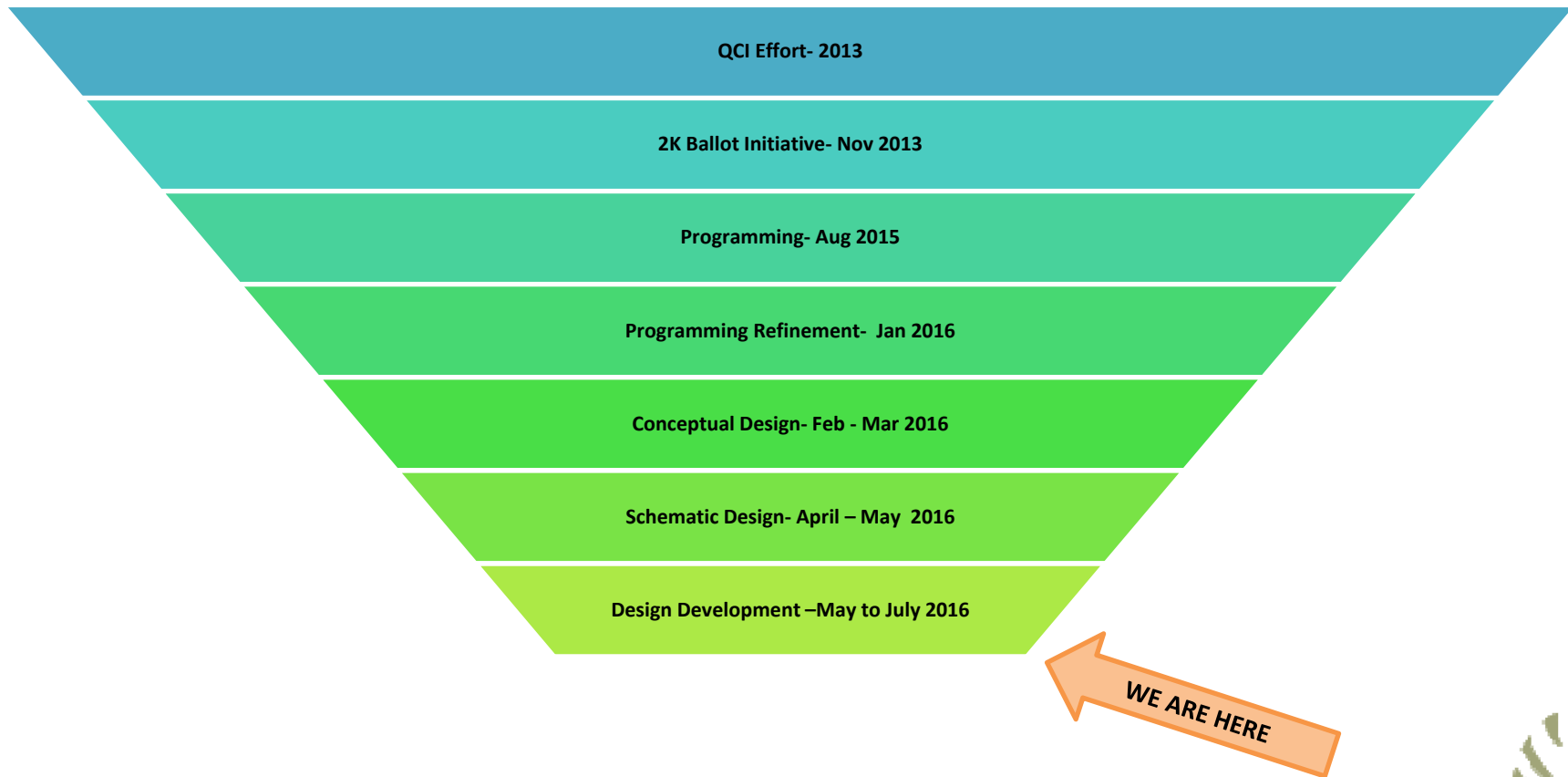
Purpose

- Update on where we are in the process
- New Recreation Center design development update
- Review Next Steps/ Project Schedule
- Construction Manager/General Contractor GMP process overview



New Recreation Center

Where we are in the process





New Recreation Center Design Development

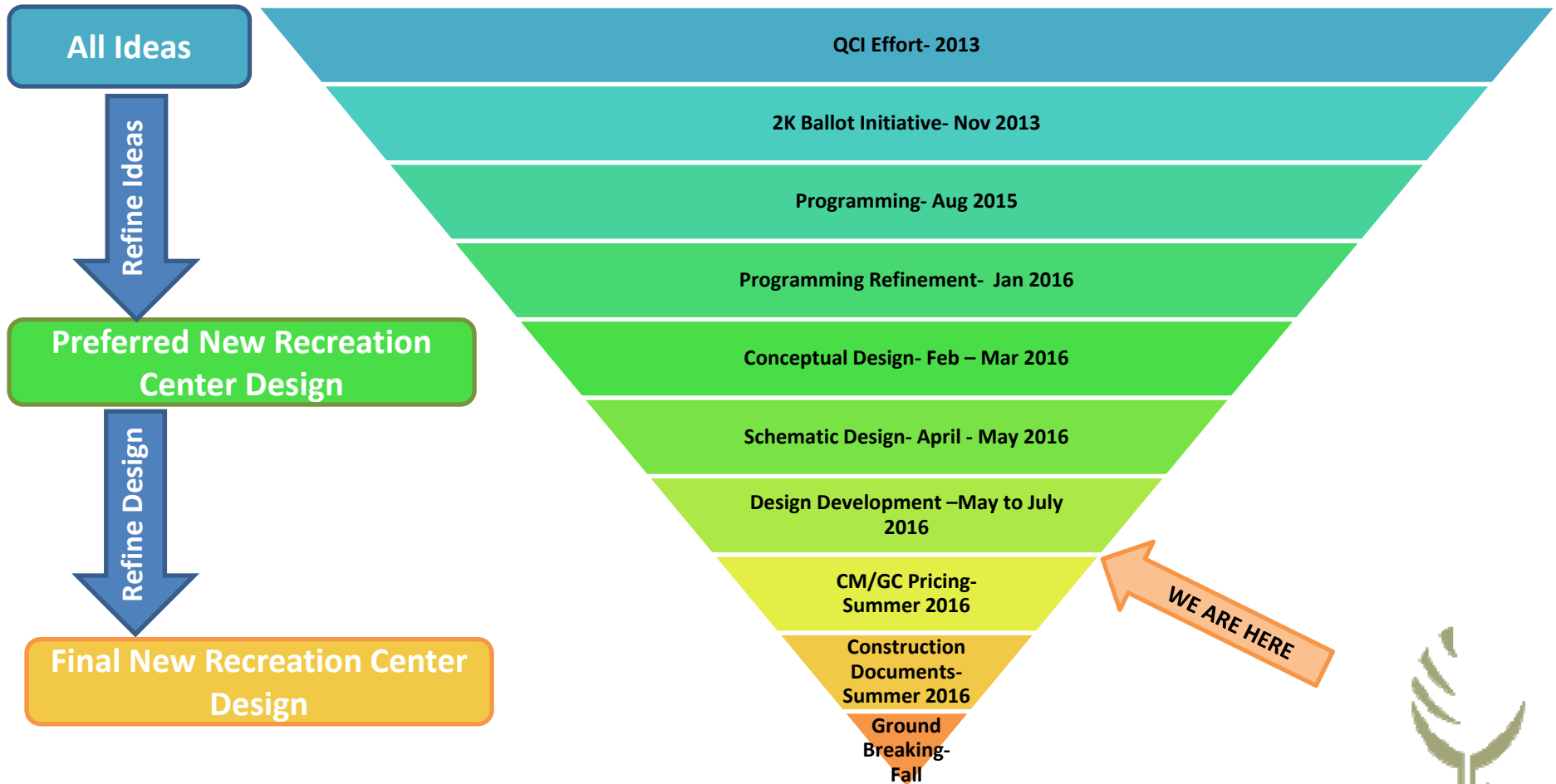
- *Share the New Recreation Center design renderings*



Commerce
CITY



New Recreation Center Next Steps



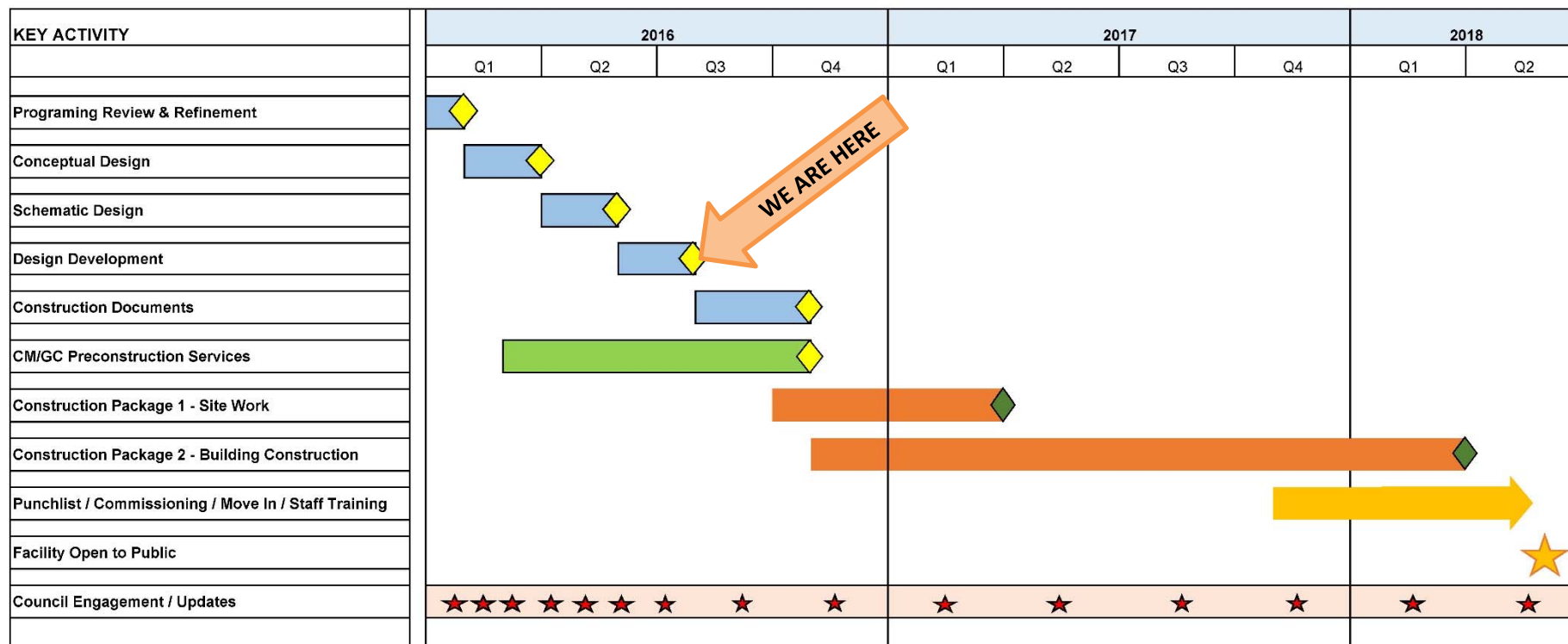


New Recreation Public Outreach Schedule

Phase	Public Outreach Activity	
Schematic Design	May 11 th -CIP CAC and PRG Joint Regular Meeting	✓
	May 23 rd - City Council Study Session on:	✓
Design Development	June 15 th - Telephone Town Hall	✓
	June 2016- Showcase New Rec Center renderings at the Neighborhood Outreach Event	✓
	June 27 th - City Council Study Session on: - Infrastructure Update - New Rec Center Update	✓
	July 13 th - CIP CAC and PRG Joint Meeting	✓
	July 25 th - City Council Study Session on: - New Rec Center Design Development Wrap-up -Guaranteed Maximum Price (GMP) Process & Update	←
CM/GC Pricing	Late Summer 2016- City Council Approval of the First Roadway Package GMP	
	Early Fall 2016- City Council Approval of the New Rec Center GMP	
Construction Documents	September 14 th - CIP CAC and PRG Joint Meeting	
Ground Breaking	Fall 2016	



New Recreation Center Next Steps





City Council New Recreation Center & Infrastructure GMP Process

July 25, 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
- A pre-construction services contact was approved by City Council and awarded to Pinkard





New Recreation Center & Infrastructure CM/GC GMP Process

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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





New Recreation Center & Infrastructure CM/GC Scope & Packaging

GMP Package A - Infrastructure West

- 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



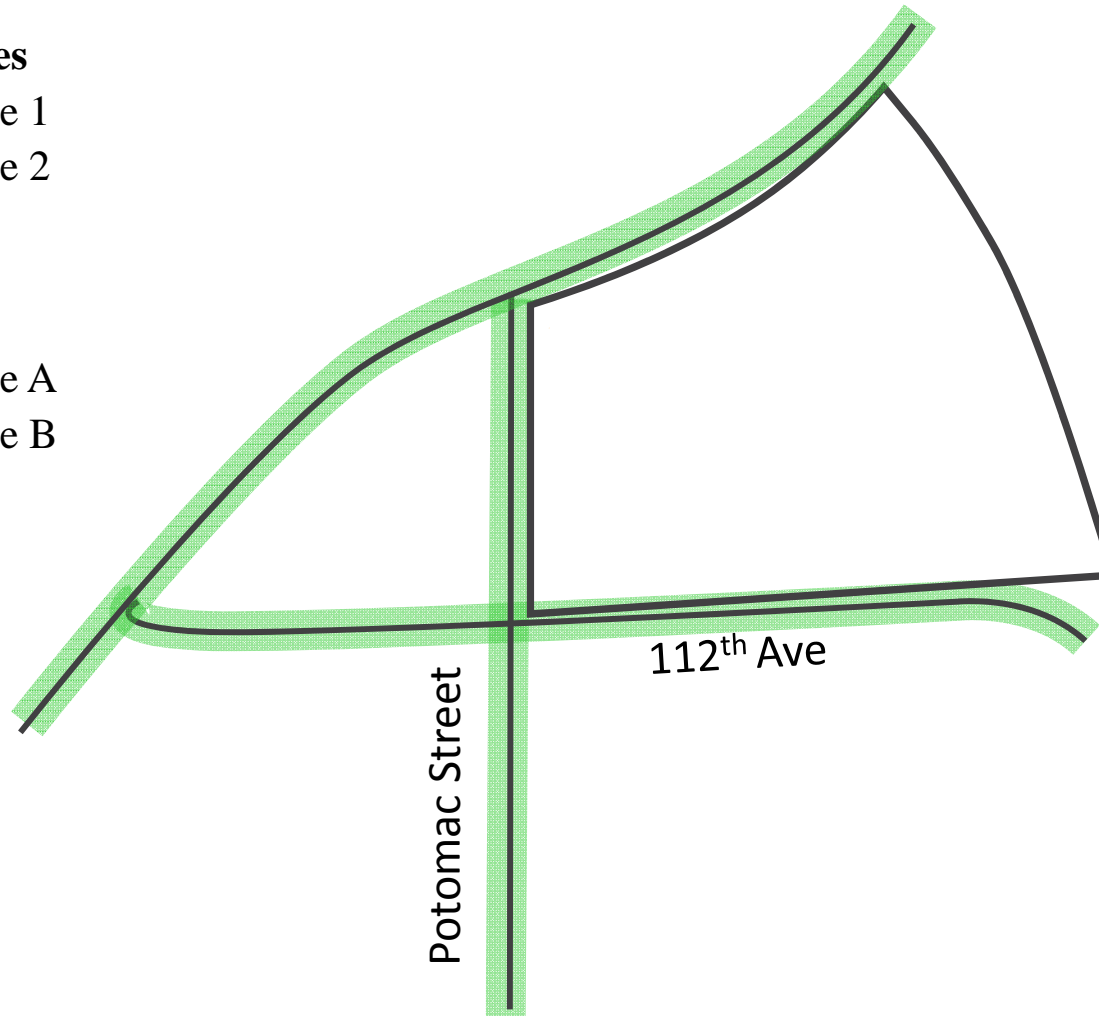
GMP Package A

Building Packages

-  GMP Package 1
-  GMP Package 2

Infrastructure Packages

-  GMP Package A
-  GMP Package B





New Recreation Center & Infrastructure CM/GC Scope & Packaging

GMP Package 1 – Building Site

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





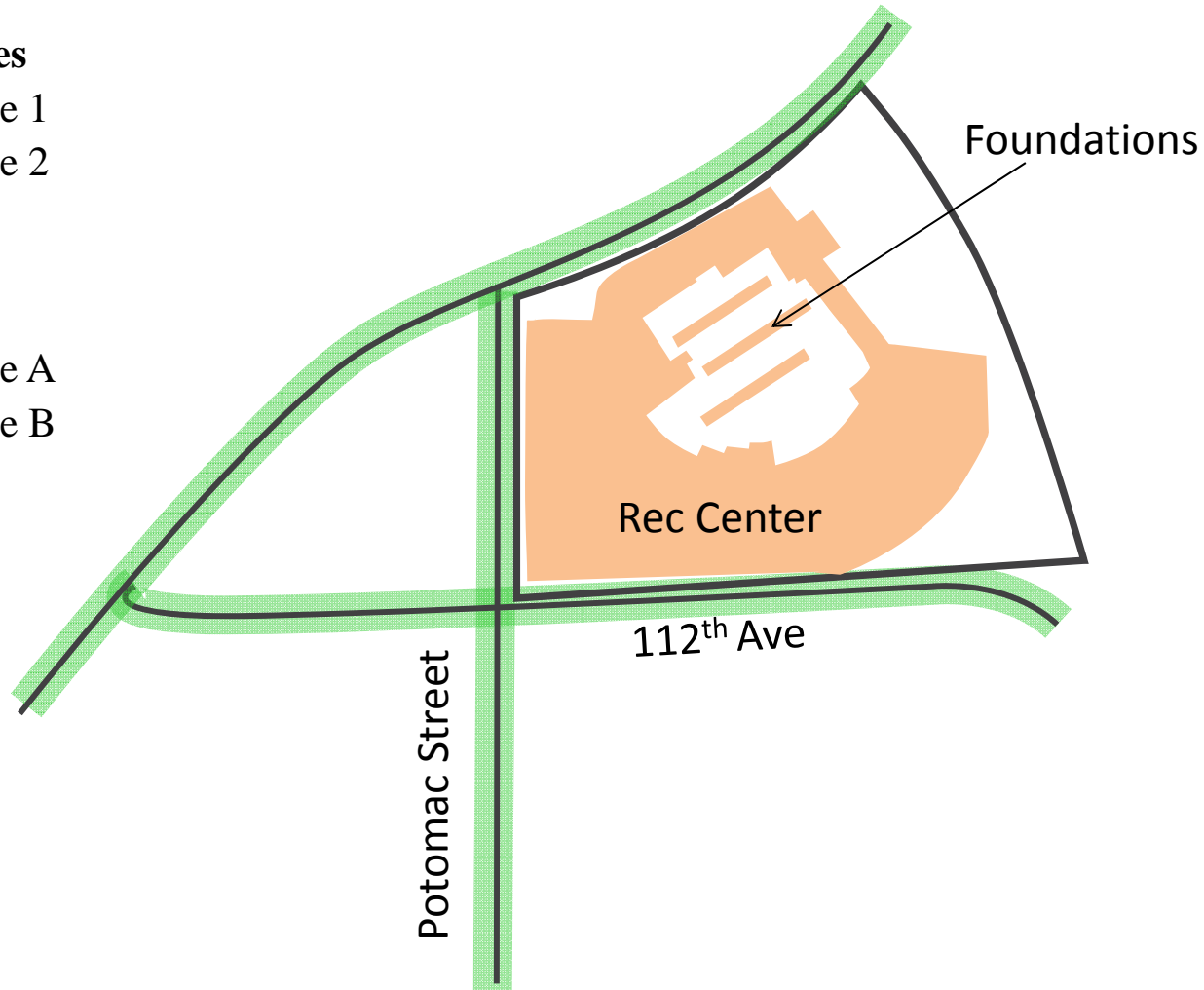
GMP Package 1

Building Packages

-  GMP Package 1
-  GMP Package 2

Infrastructure Packages

-  GMP Package A
-  GMP Package B





New Recreation Center & Infrastructure CM/GC Scope & Packaging

GMP Package 2 - Building

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





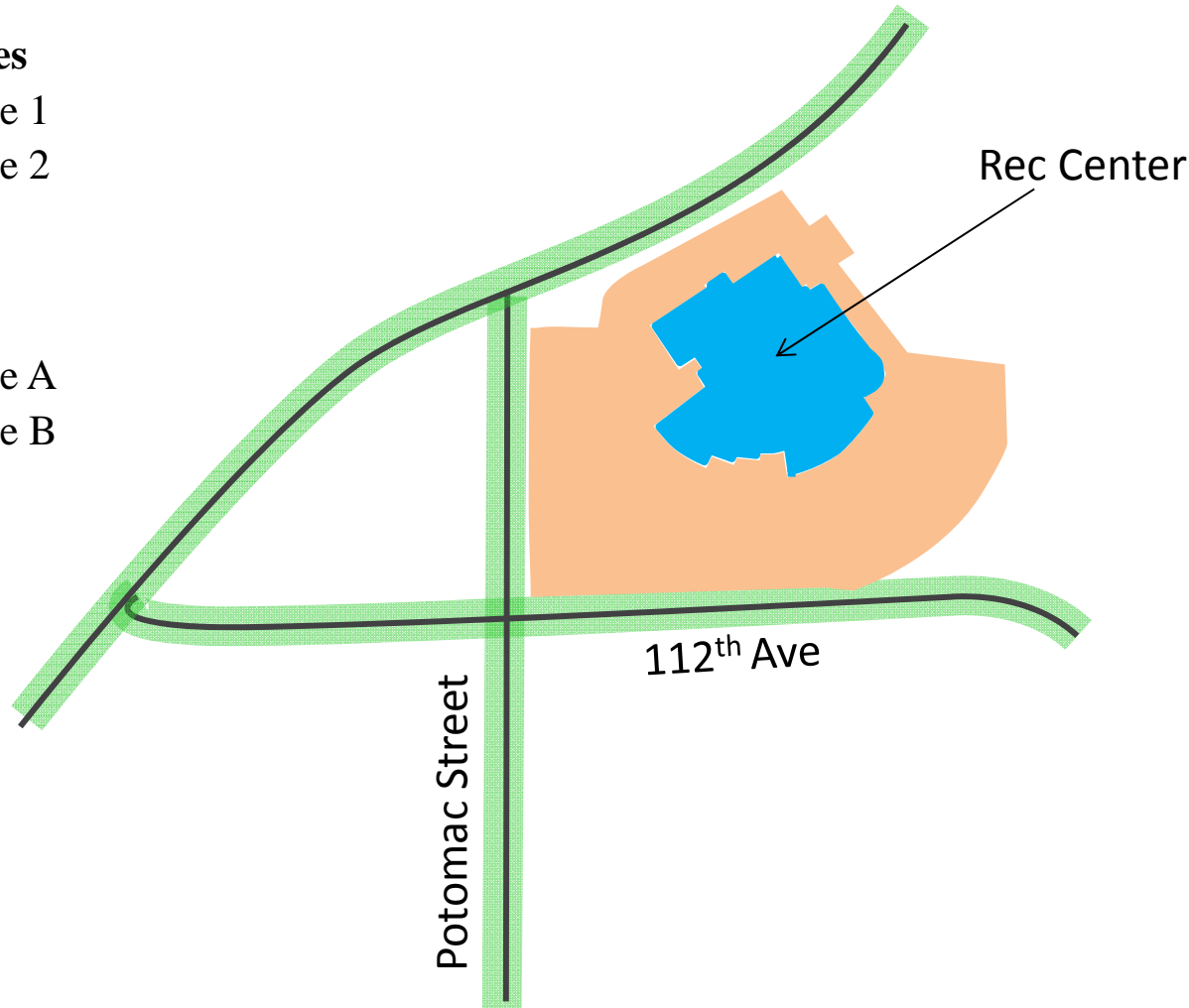
GMP Package 2

Building Packages

-  GMP Package 1
-  GMP Package 2

Infrastructure Packages

-  GMP Package A
-  GMP Package B





New Recreation Center & Infrastructure CM/GC Scope & Packaging

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.





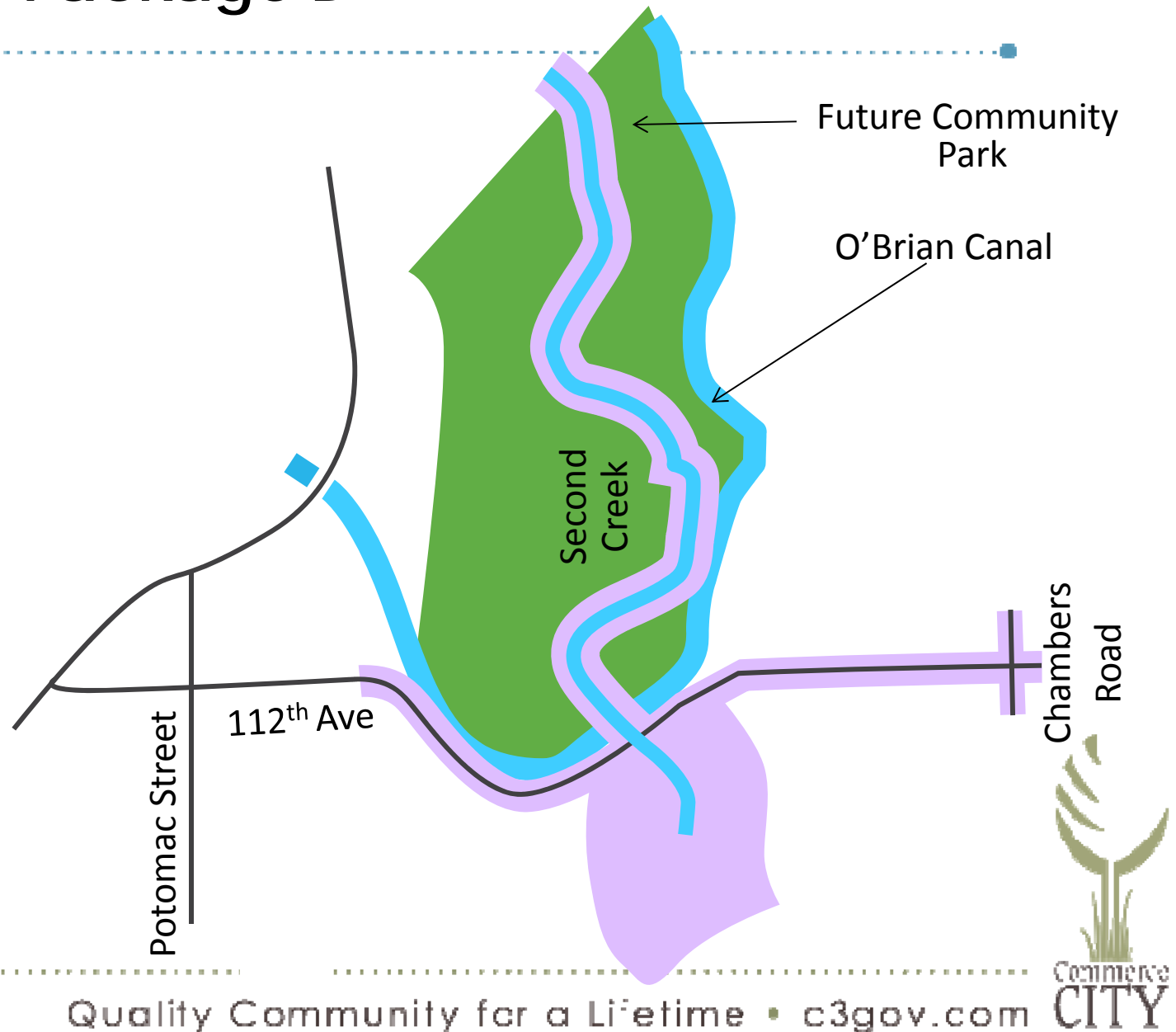
GMP Package B

Building Packages

-  GMP Package 1
-  GMP Package 2

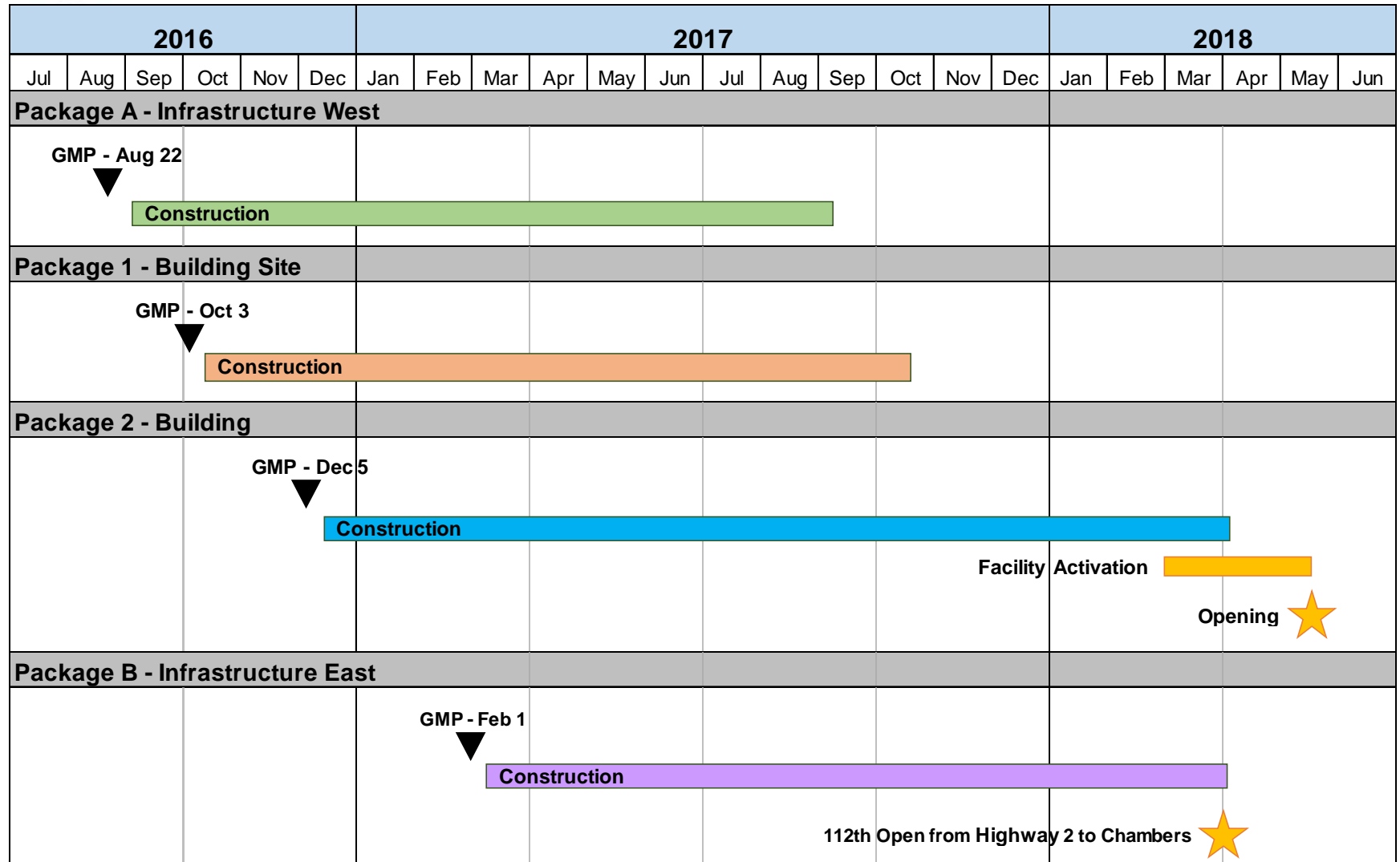
Infrastructure Packages

-  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	

