



# City Council New Recreation Center Design Development Wrap Up

---

July 25, 2016

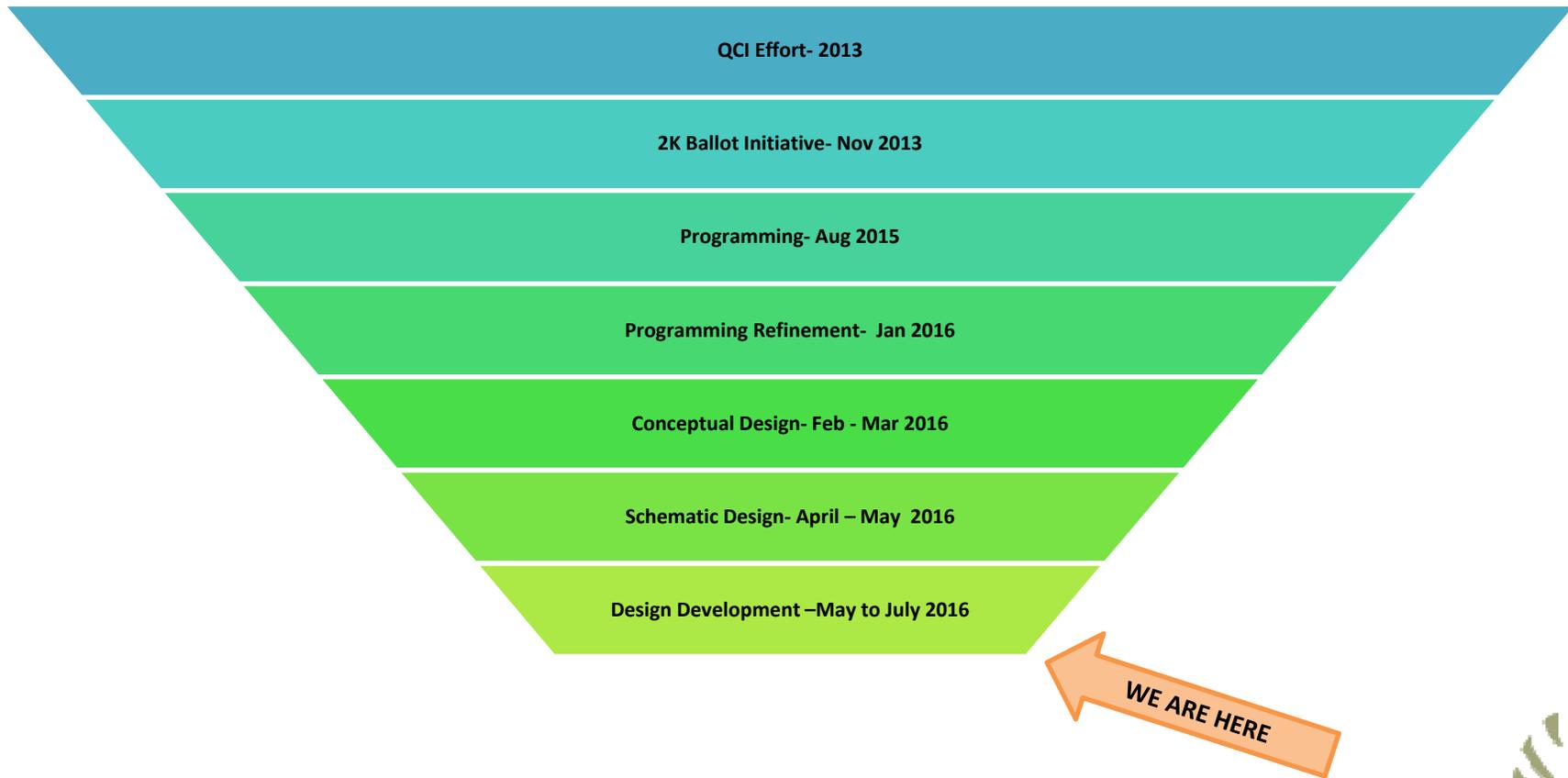


# Purpose

- 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





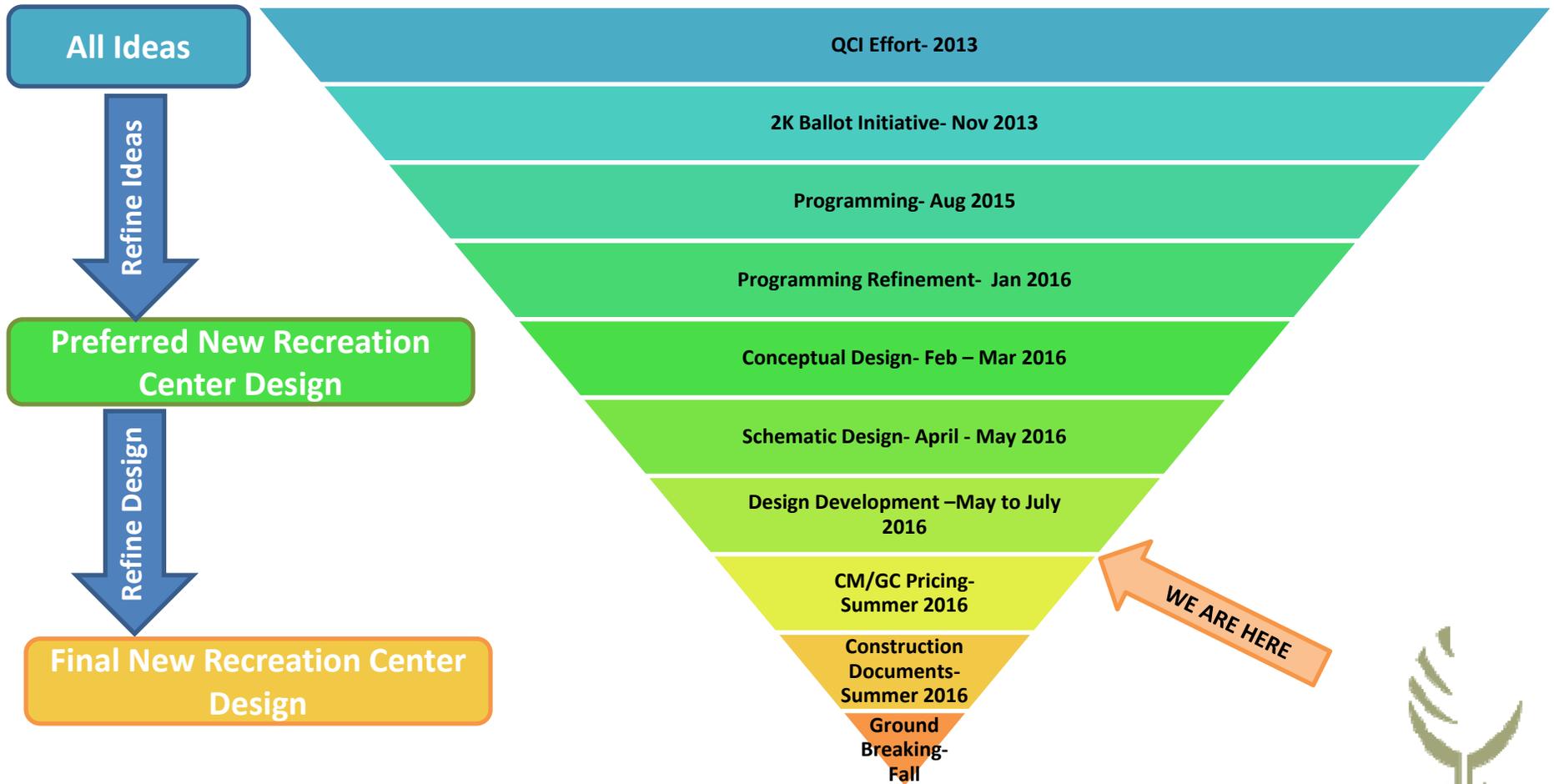
# New Recreation Center Design Development

---

- *Share the New Recreation Center design renderings*



# New Recreation Center Next Steps



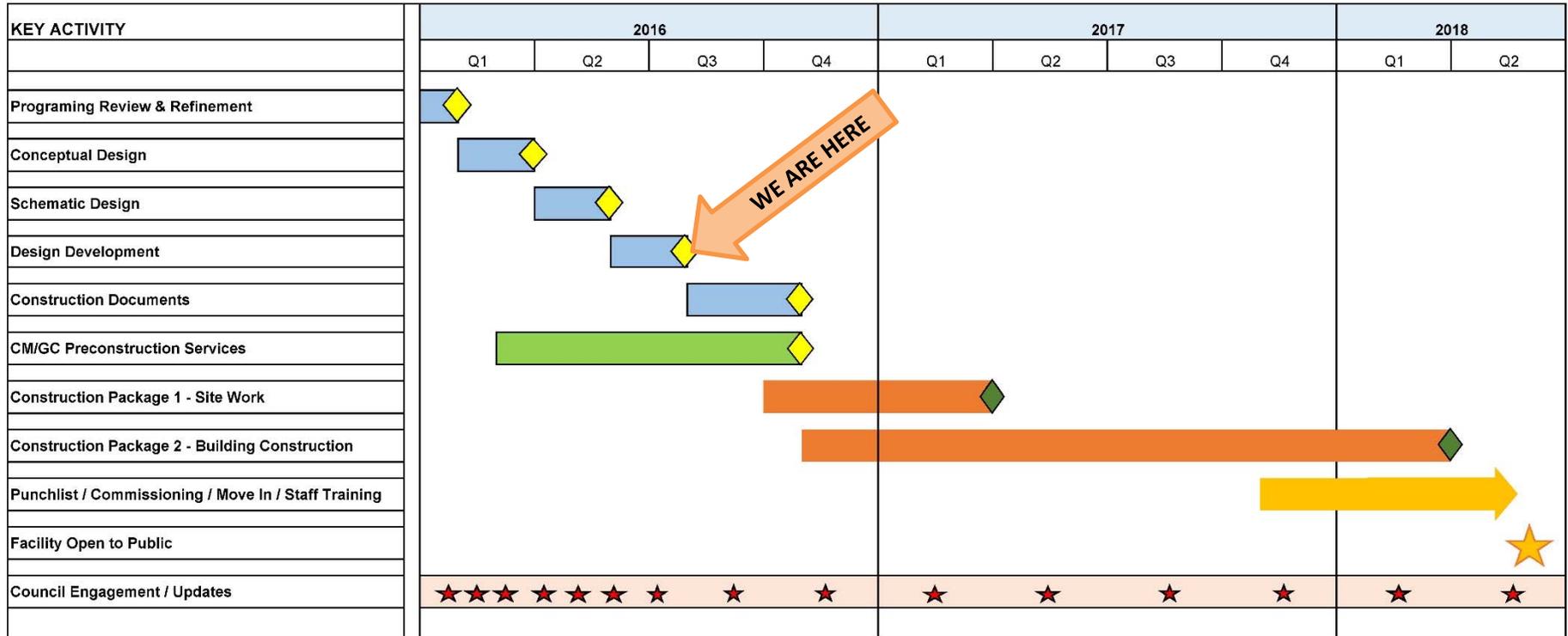


# New Recreation Public Outreach Schedule

Phase	Public Outreach Activity	
Schematic Design	May 11 <sup>th</sup> -CIP CAC and PRG Joint Regular Meeting	✓
	May 23 <sup>rd</sup> - City Council Study Session on:	✓
Design Development	June 15 <sup>th</sup> - Telephone Town Hall	✓
	June 2016- Showcase New Rec Center renderings at the Neighborhood Outreach Event	✓
	June 27 <sup>th</sup> - City Council Study Session on: <ul style="list-style-type: none"> <li>- Infrastructure Update</li> <li>- New Rec Center Update</li> </ul>	✓
	July 13 <sup>th</sup> - CIP CAC and PRG Joint Meeting	✓
	July 25 <sup>th</sup> - City Council Study Session on: <ul style="list-style-type: none"> <li>- New Rec Center Design Development Wrap-up</li> <li>-Guaranteed Maximum Price (GMP) Process &amp; Update</li> </ul>	←
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 <sup>th</sup> - 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 Manger/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

---

- Construction Manger/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



# 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 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





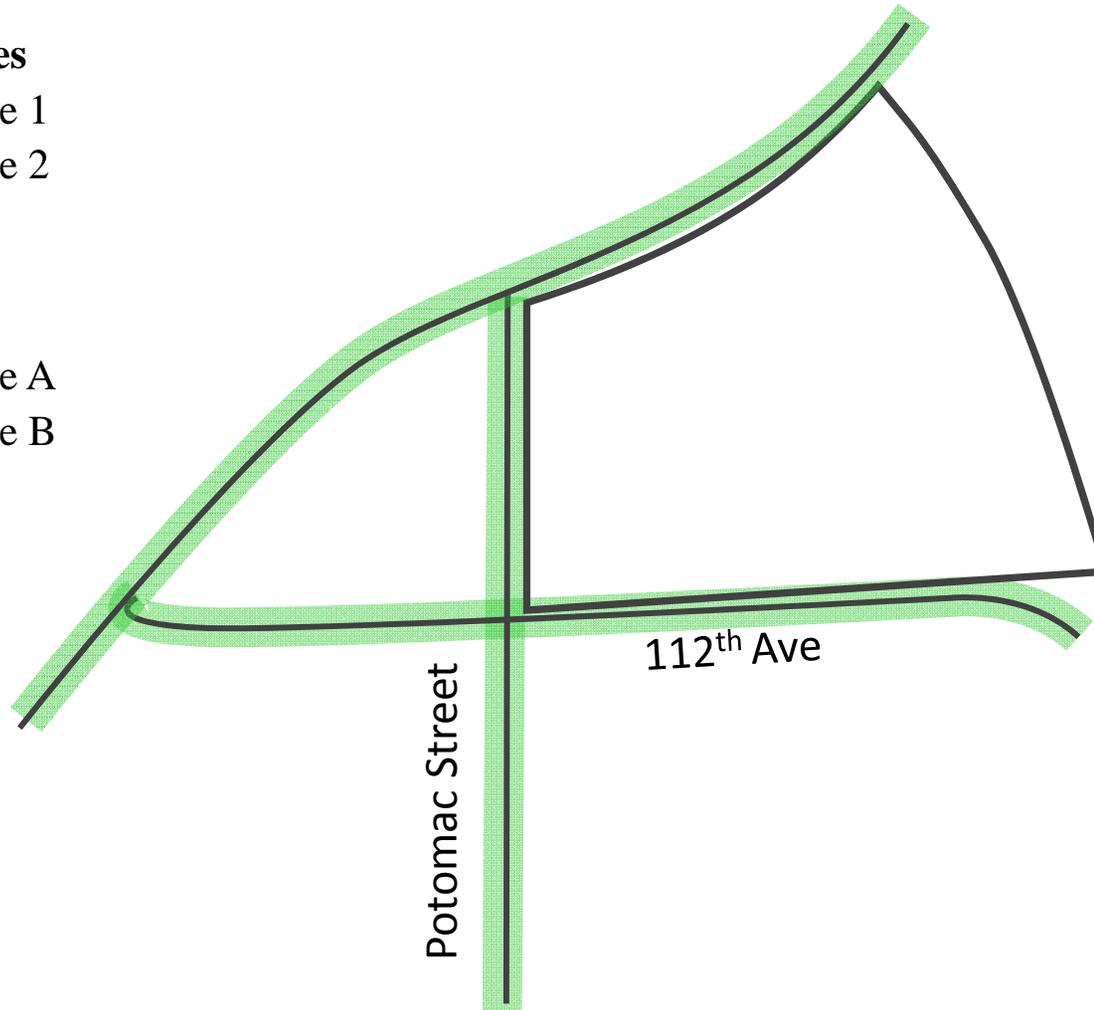
# GMP Package A

## 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





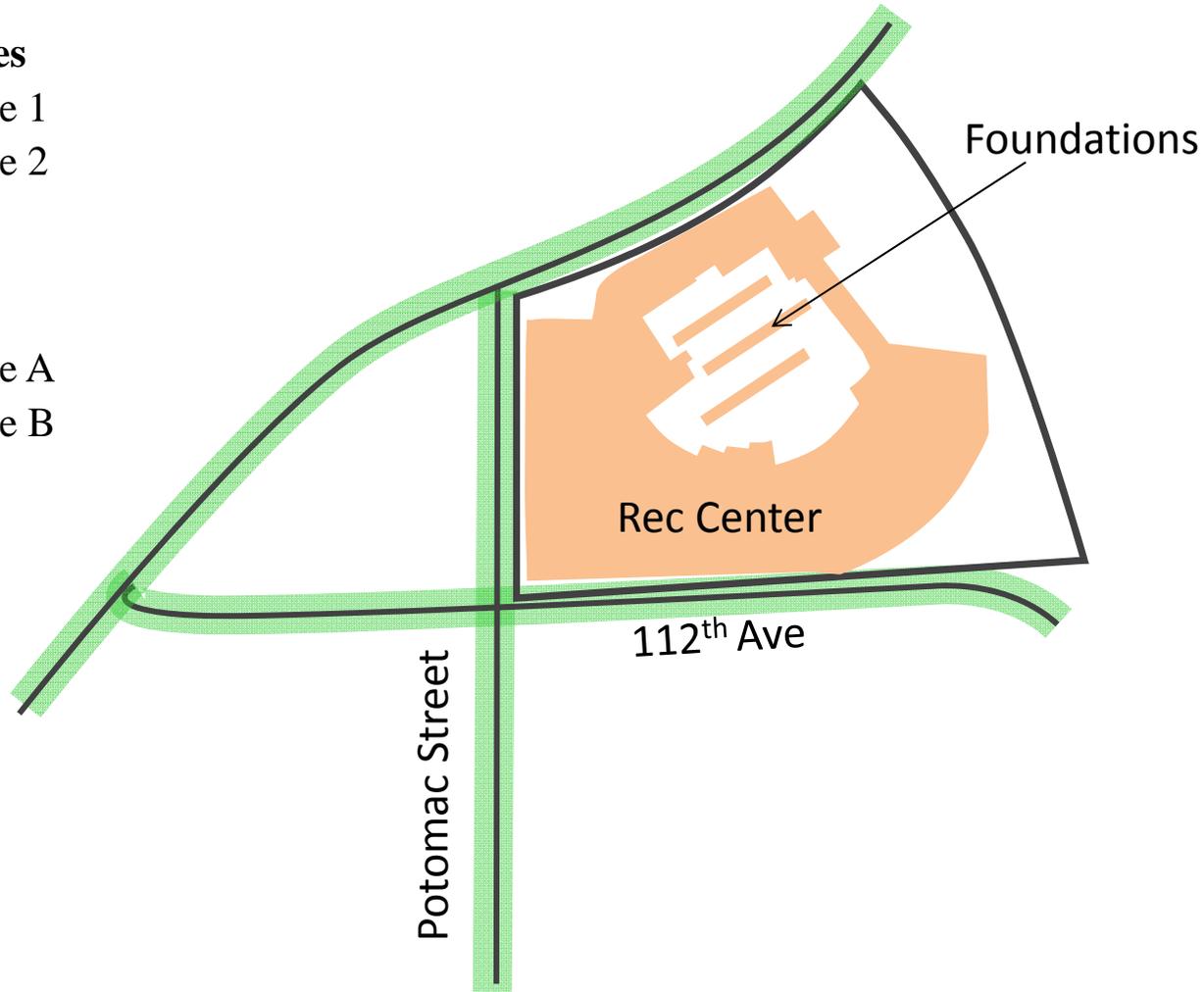
# GMP Package 1

## 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





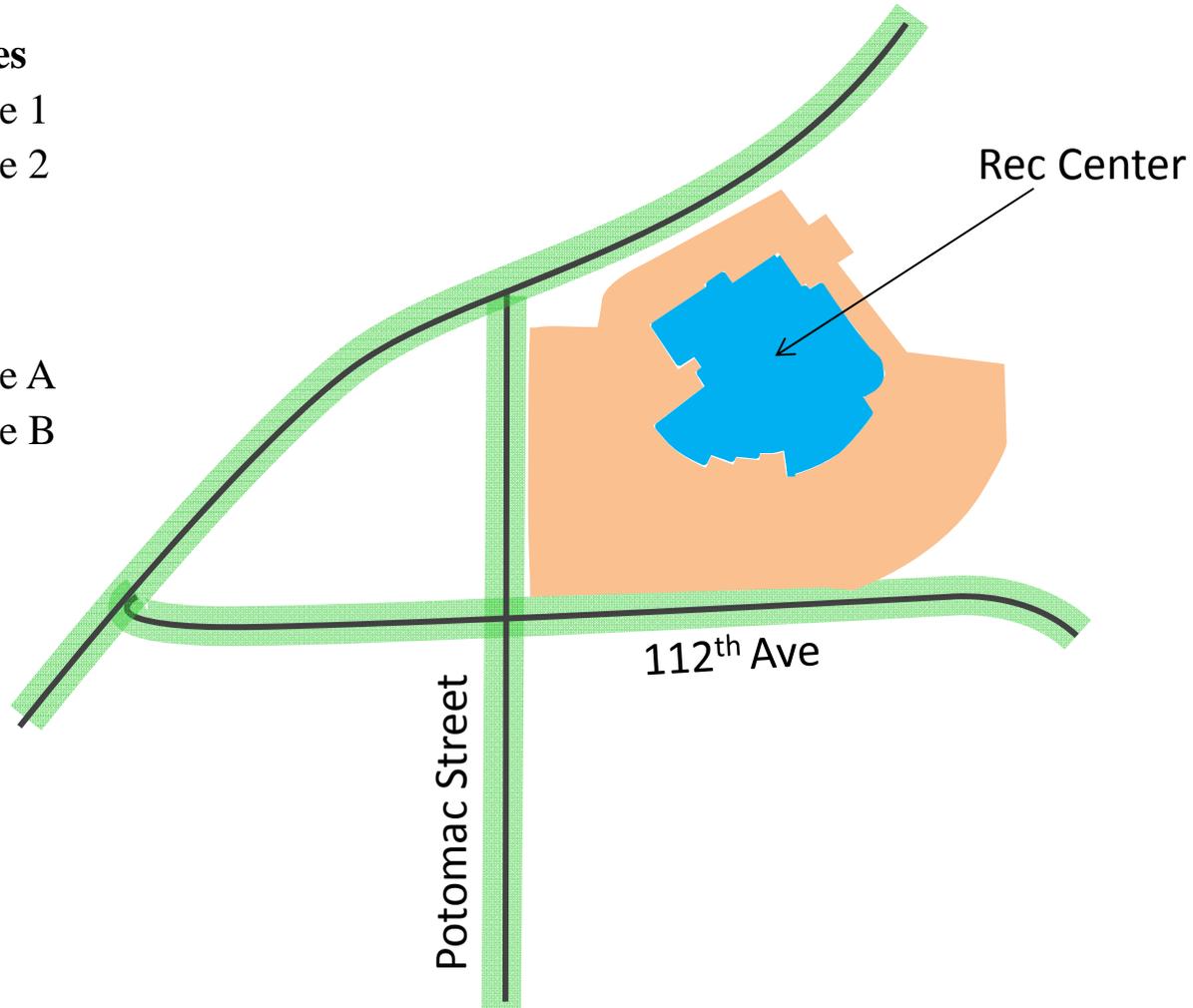
# GMP Package 2

## 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**

- 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.





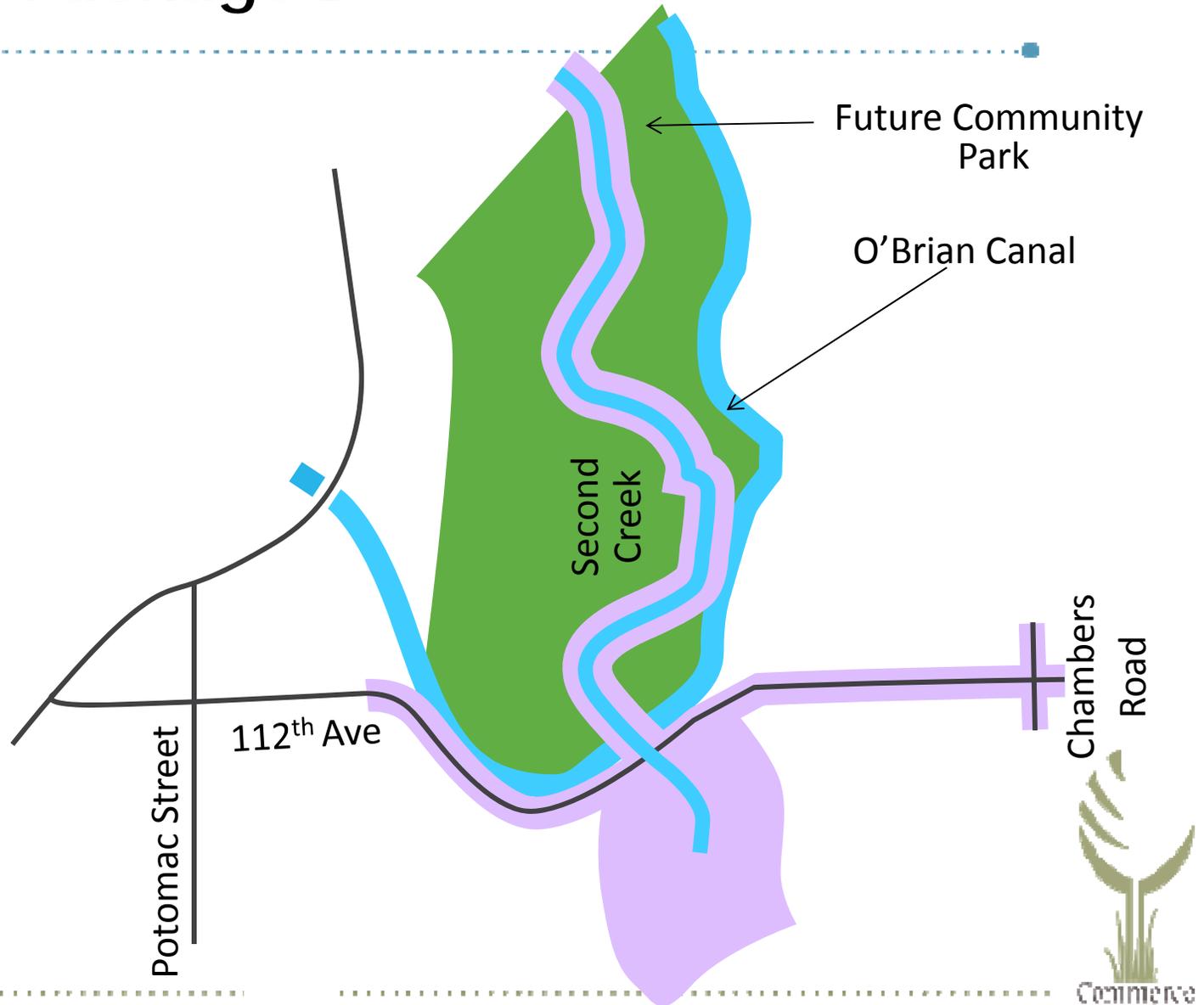
# GMP Package B

## Building Packages

- GMP Package 1
- GMP Package 2

## Infrastructure Packages

- GMP Package A
- GMP Package B





# New Recreation Center & Infrastructure CM/GC GMP Schedule

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						
<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 5						Construction																		Facility Activation		Opening ★			
<b>Package B - Infrastructure East</b>																													
GMP - Feb 1						Construction																		112th Open from Highway 2 to Chambers ★					



# 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	

