



**City Council  
New Recreation Center & Infrastructure  
GMP Process Overview  
Construction Contract – GMP Package A**

August 22, 2016



# New Recreation Center & Infrastructure CM/GC GMP Process

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- 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





# New Recreation Center & Infrastructure CM/GC GMP Process

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- 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

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- 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

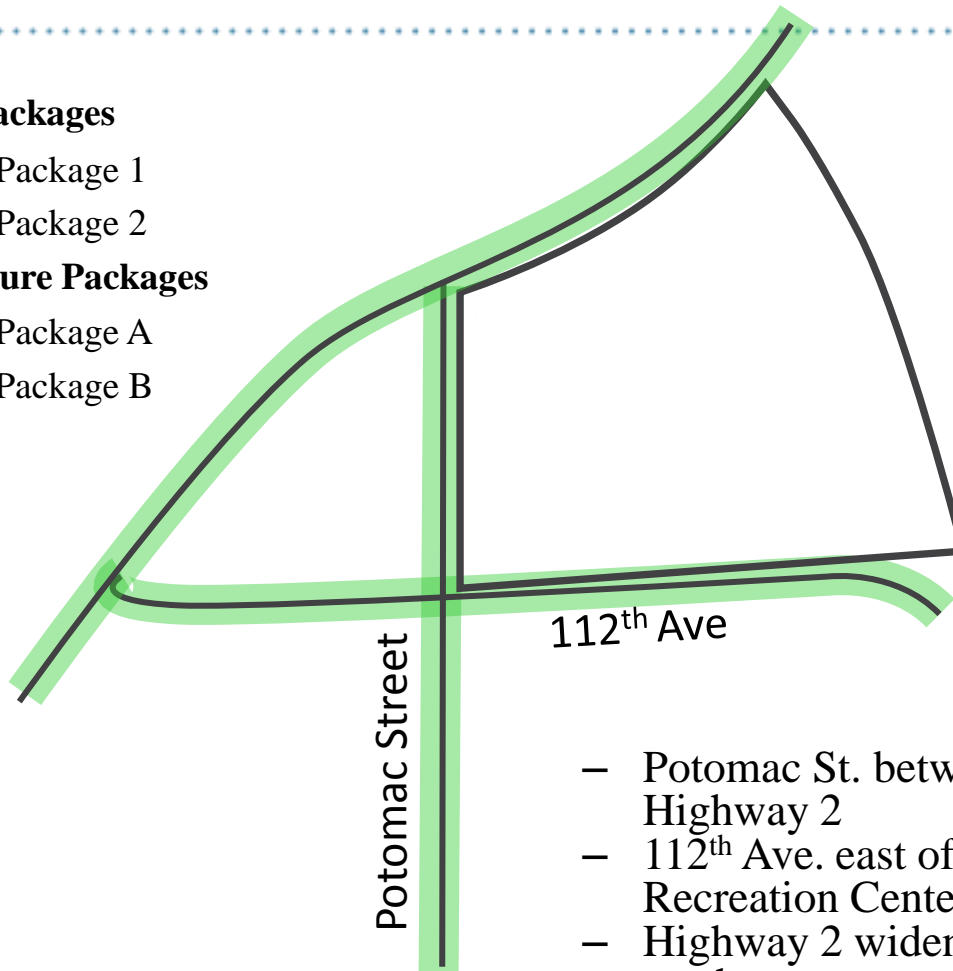
Orange GMP Package 1

Blue GMP Package 2

## Infrastructure Packages

Green GMP Package A

Purple GMP Package B



- 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

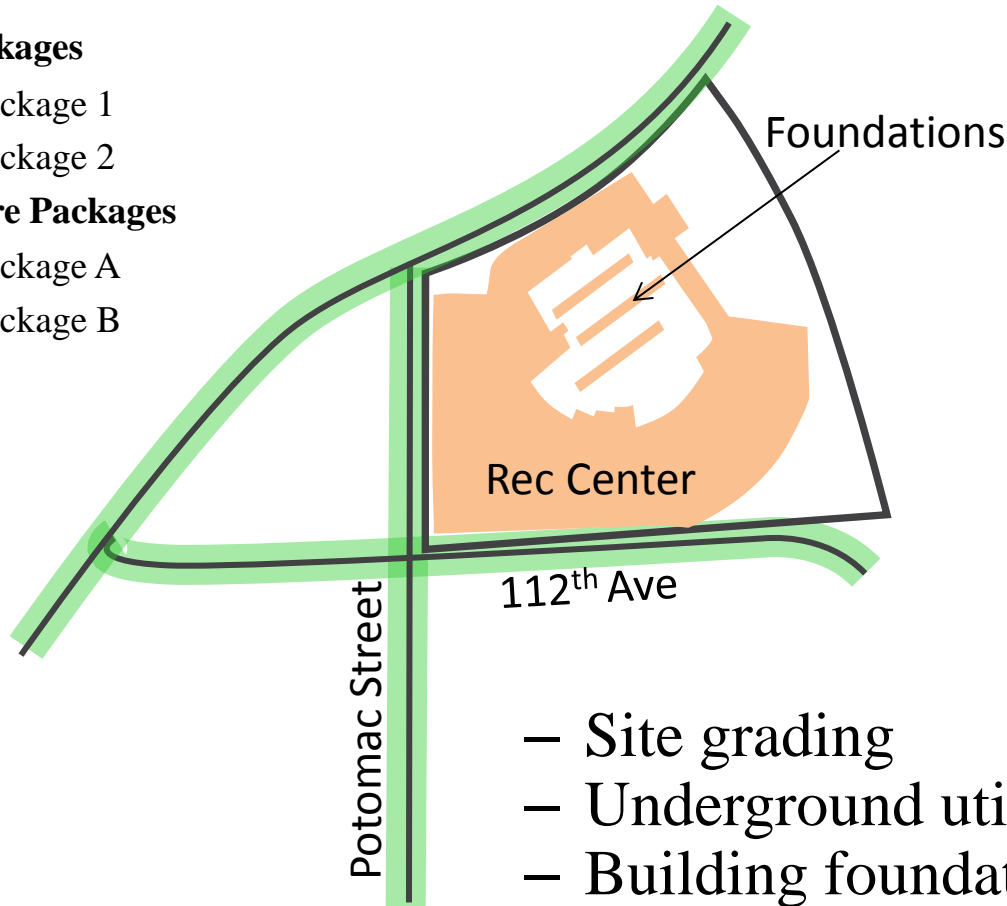
Orange square icon: GMP Package 1

Blue square icon: GMP Package 2

## Infrastructure Packages

Green square icon: GMP Package A

Purple square icon: GMP Package B



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



# GMP Package 2 - Building

## Building Packages

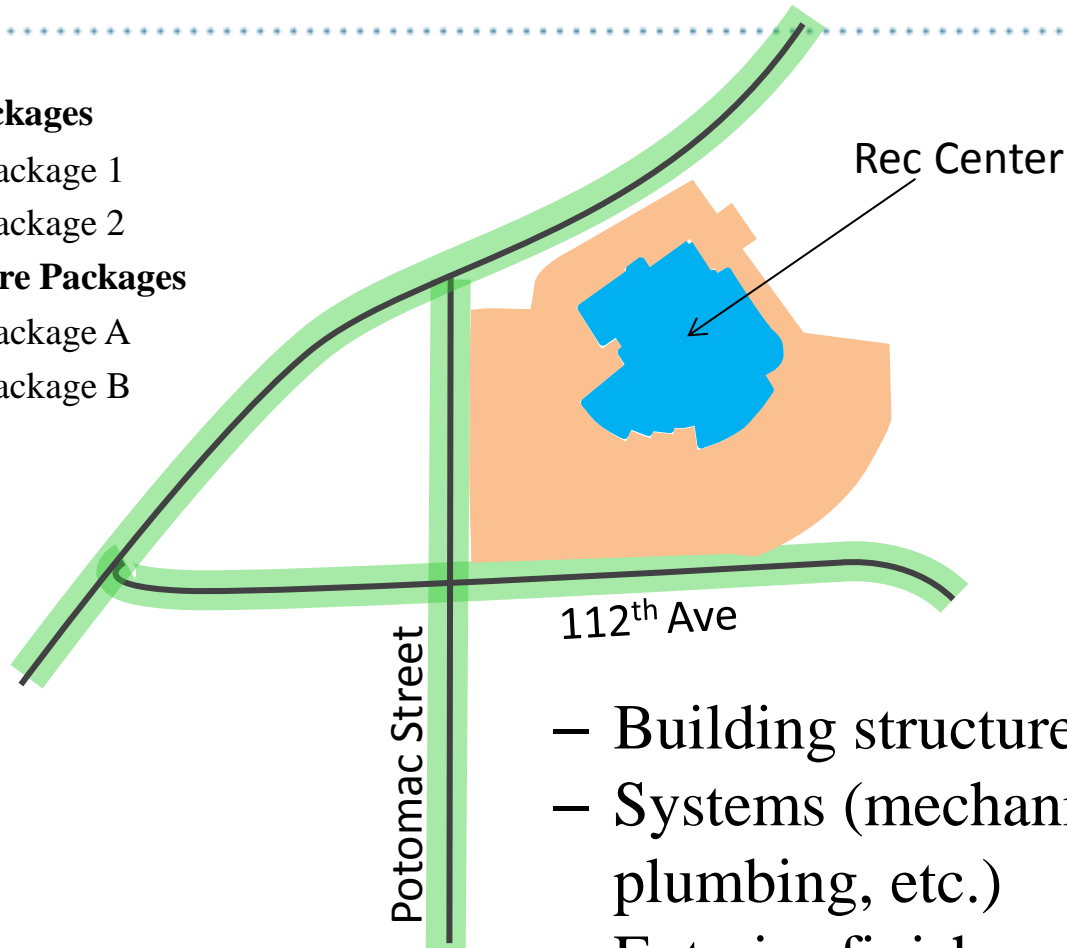
Orange GMP Package 1

Blue GMP Package 2

## Infrastructure Packages

Green GMP Package A

Purple GMP Package B



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



# GMP Package B – Infrastructure East

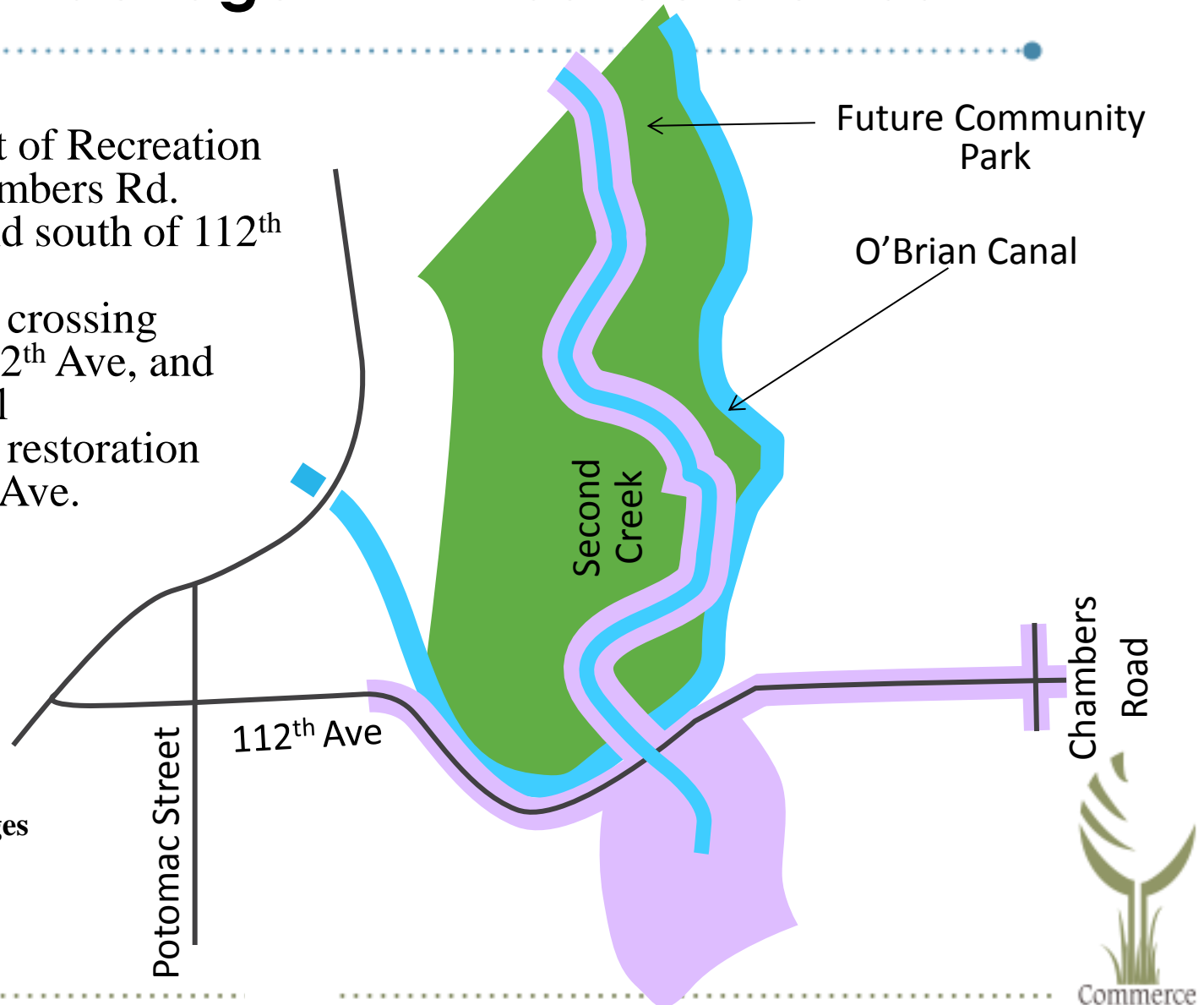
- 112<sup>th</sup> Ave. east of Recreation Center to Chambers Rd.
- Detention pond south of 112<sup>th</sup> Ave.
- Second Creek crossing structure at 112<sup>th</sup> Ave, and O'Brian Canal
- Second Creek restoration north of 112<sup>th</sup> Ave.

## Building Packages

-  GMP Package 1
-  GMP Package 2

## Infrastructure Packages

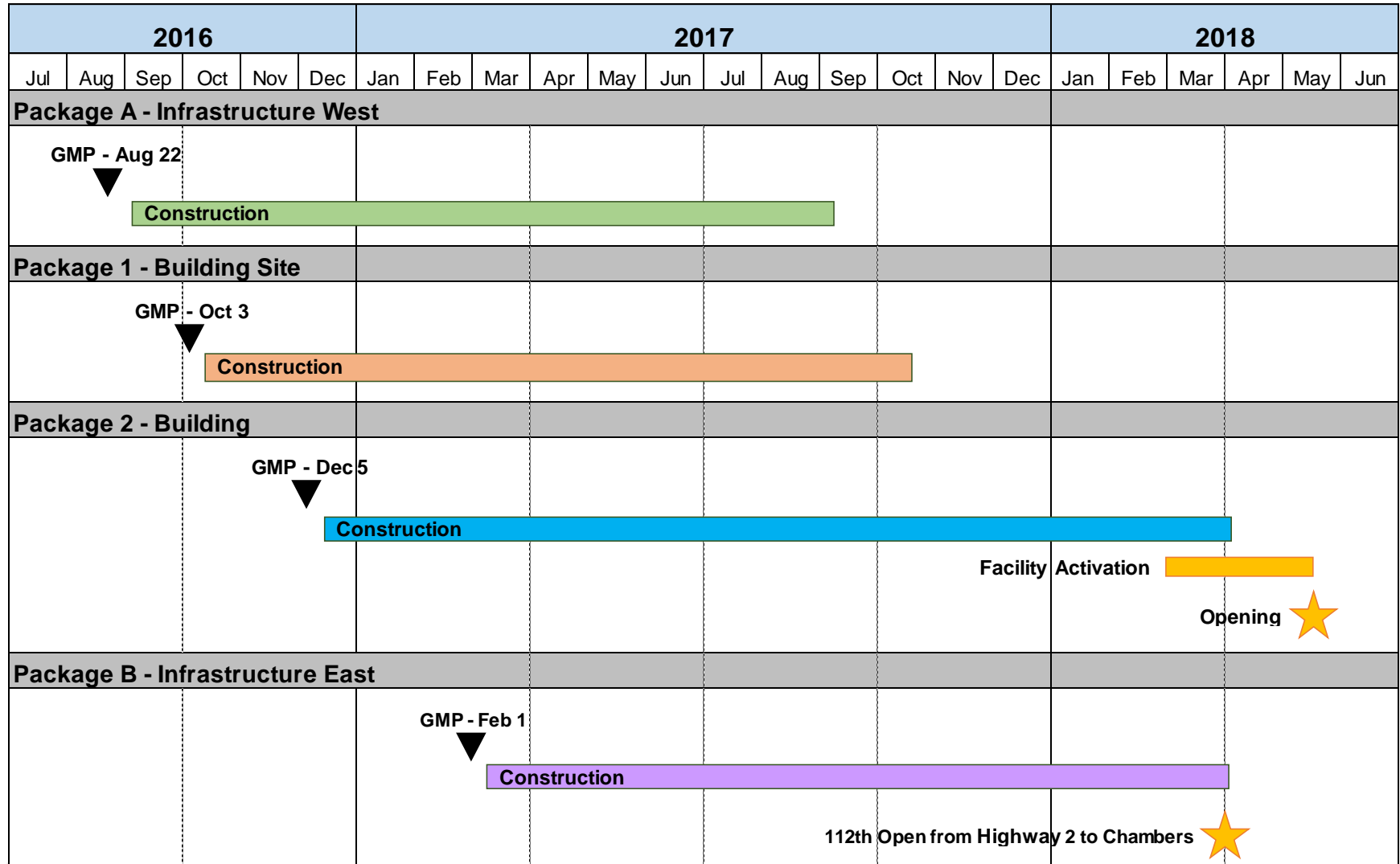
-  GMP Package A
-  GMP Package B







# New Recreation Center & Infrastructure CM/GC GMP 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	





# GMP Package A – Infrastructure West

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- Package A competitively bid by 4 prequalified contractors; details to be provide following completion of negotiations
- GMP includes contractor pricing plus:
  - General Conditions
  - Contractor Contingency
  - Permits & Taxes
  - Overhead and Profit
  - Insurance and Bonds
  - Allowances as necessary



# GMP Package A – Cost Breakdown

Description	Cost
Construction Costs	\$11,317,014
Permits & Taxes	\$513,034
General Conditions	\$710,385
Contractor Contingency (2.25%)	\$282,745
Overhead and Profit (3.95%)	\$507,543
Insurance	\$109,337
Payment & Performance Bonds	\$93,583
Weather Protection Allowance	\$100,000
Utility Sequence Allowance	\$120,000
<b>Total Pinkard GMP Package A</b>	<b>\$13,753,641</b>
Owners Contingency (5%)	\$687,682
<b>Total Council Approval</b>	<b>\$14,441,323</b>



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# GMP Package A – 30% Estimate

	30% Design Estimate	GMP Pricing
112 <sup>th</sup> & Potomac	\$6.9 M	\$7.5 M
Hwy 2 North of 112th	\$4.8 M	\$5.2 M
<b>Total</b>	<b>\$11.7 M</b>	<b>\$12.7 M</b>

- Approximate \$1 M dollar increase due to design development and market conditions
- Some cost will be reimbursed through development agreements
- \$13.8 M GMP includes additional funding for utilities and quality assurance