



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

October 3, 2016

Purpose

- 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

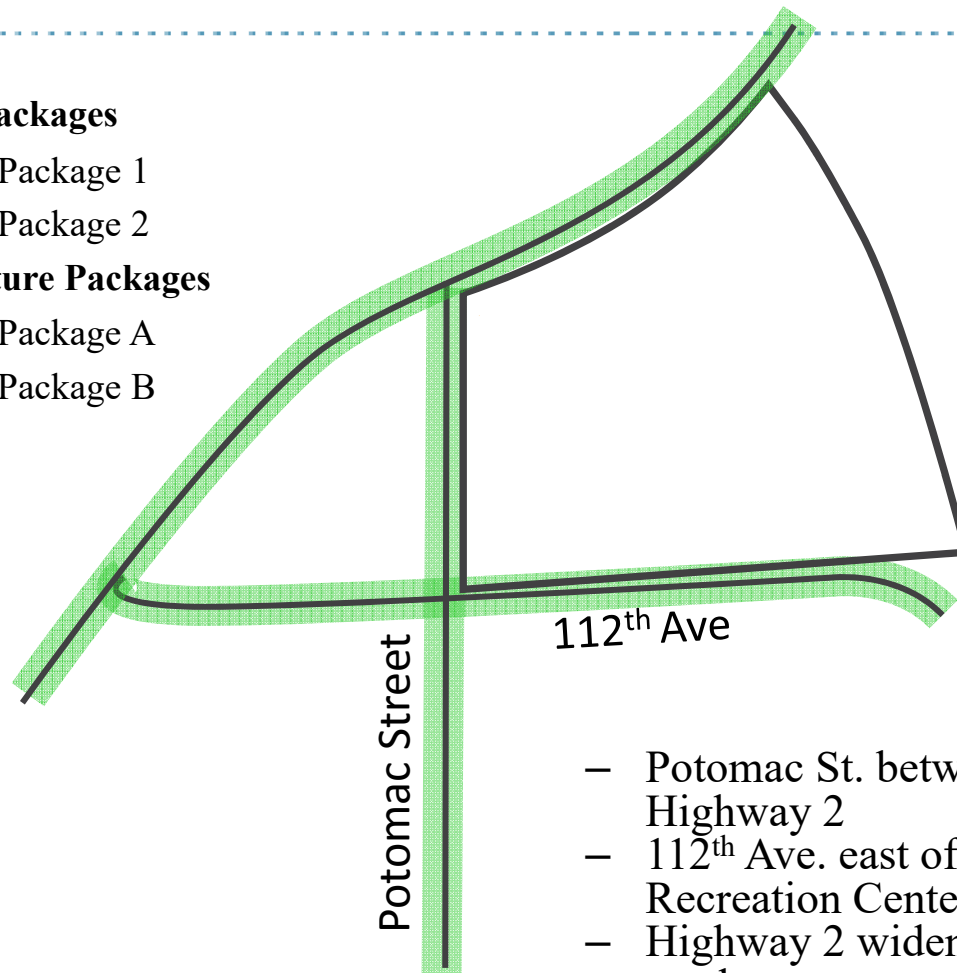
 GMP Package 2

Infrastructure Packages

 GMP Package A

 GMP Package B

Council approved Aug. 22



- Potomac St. between 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 1 – Building Site

Building Packages

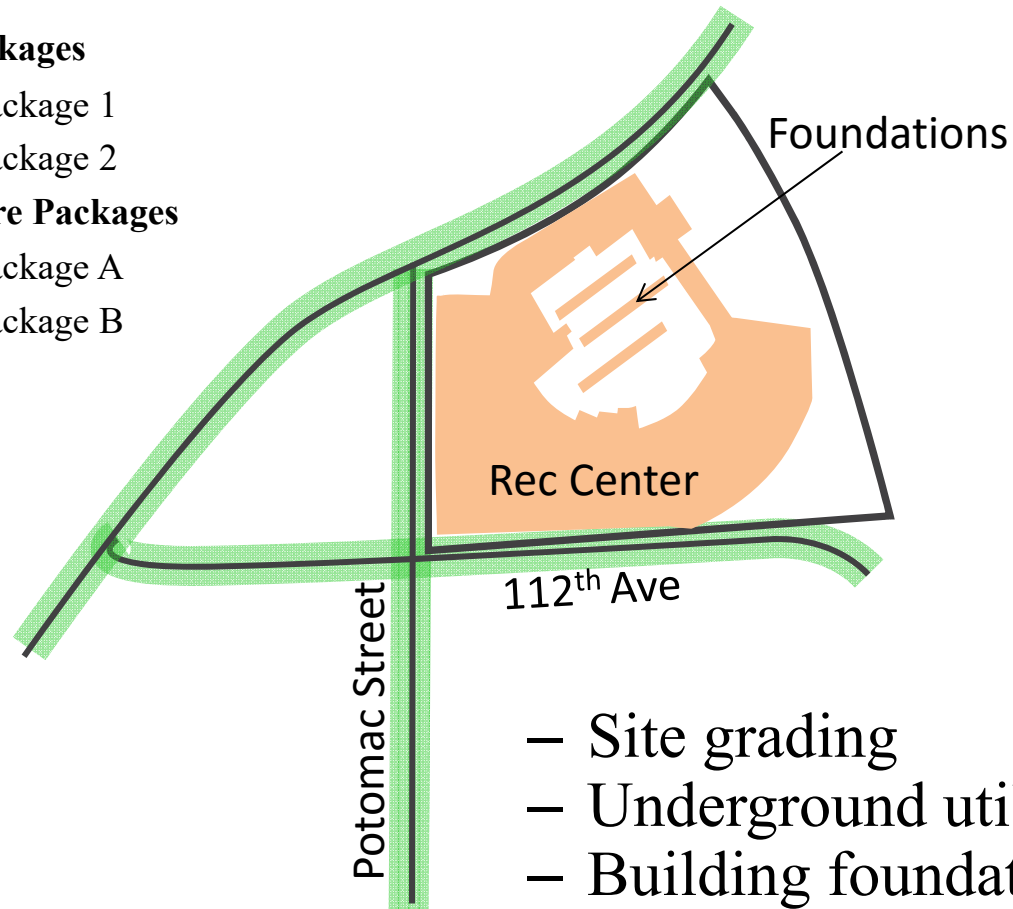
 GMP Package 1

 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

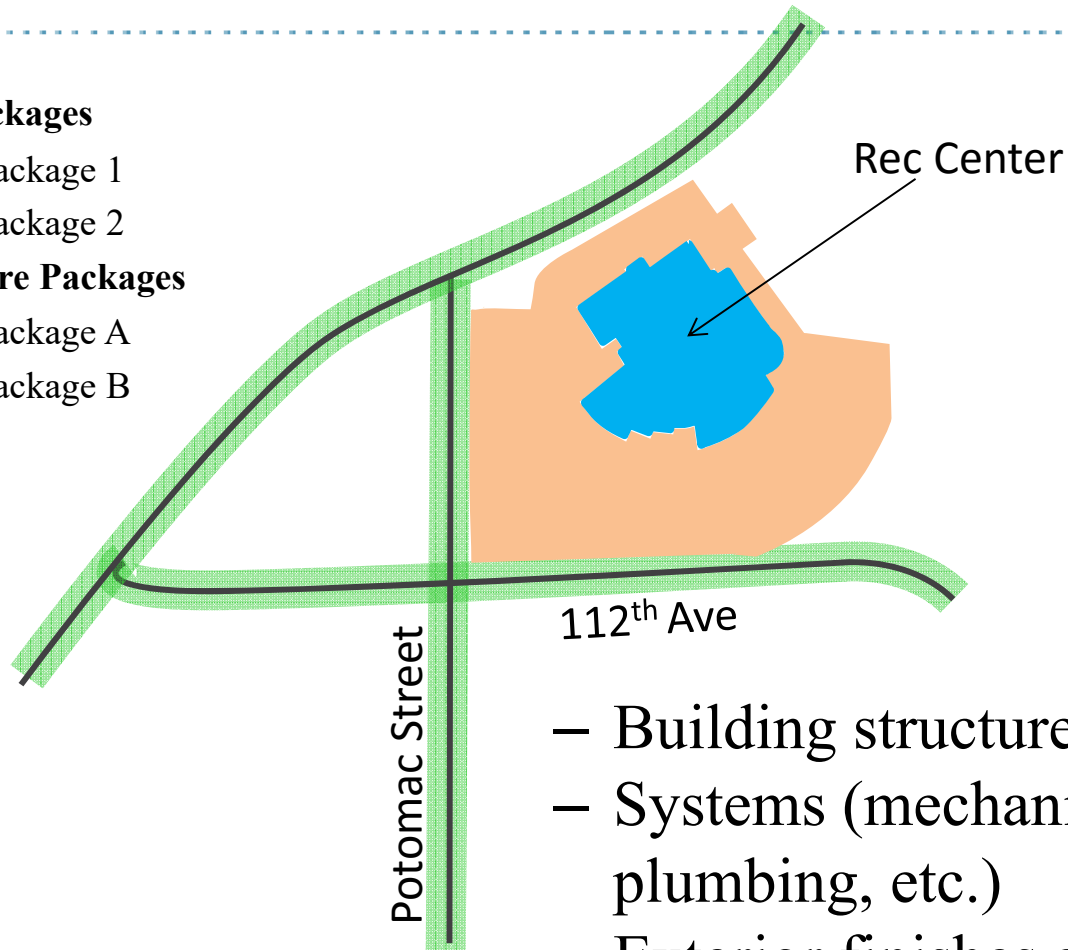
 GMP Package 1

 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

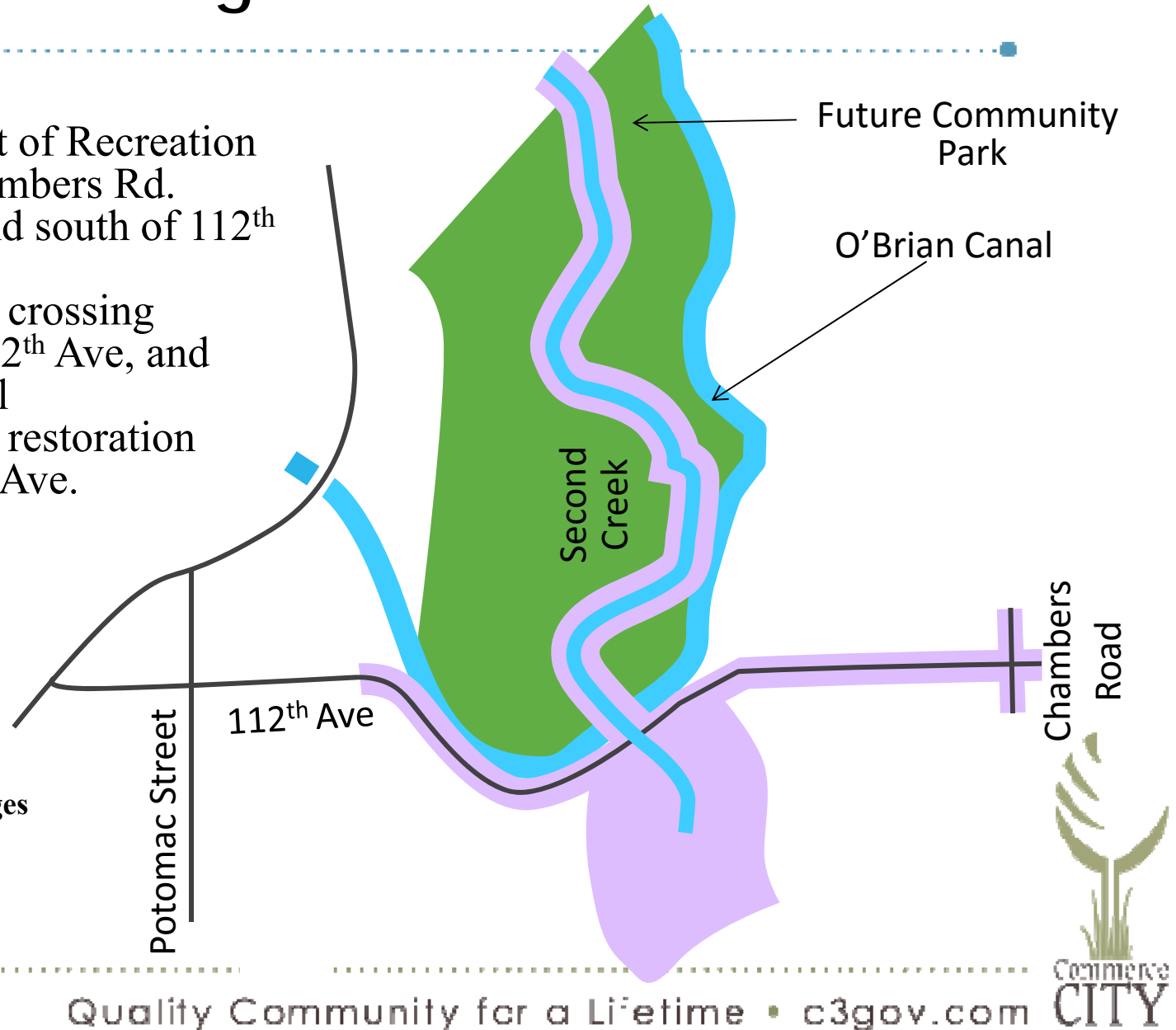
- 112th Ave. east of Recreation Center to Chambers Rd.
- Detention pond south of 112th Ave.
- Second Creek crossing structure at 112th Ave, and O'Brian Canal
- Second Creek restoration north of 112th Ave.

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

- 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
Guaranteed Maximum Price - Package 1	\$12,144,680
Infrastructure Package A GMP	\$13,563,509
Total Guaranteed Maximum Price:	\$25,708,189
Owners Contingency (5%)	\$1,285,409
Total Council Authorization	\$26,993,598



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