



Eagle Pointe Recreation Center Addition and Renovation Construction Contract – GMP Package 1

December 4, 2017



Eagle Pointe Recreation Center CM/GC GMP Process

- Construction Manager/General Contractor (CM/GC) selected by the Infrastructure Leadership and Executive teams as construction delivery method for Eagle Pointe Recreation Center addition and renovation
- Formal RFP process in Spring 2017 to select a CM/GC for preconstruction services
- Proposals were evaluated based upon weighted qualitative and cost based criteria
- Golden Triangle Construction (GTC) was selected based upon that criteria





Eagle Pointe Recreation Center CM/GC GMP Process

- A pre-construction services contract was approved by City Council and awarded to GTC 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





Eagle Pointe Recreation Center 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 one amendment





GMP Package 1 – Foundation & Utilities



- Relocate utilities outside of new addition area
- Excavation and foundation work for new addition



GMP Package 2 – Addition, Renovations and Site Work



- Structure for new addition
- Therapy pool
- Systems (mechanical, electrical, plumbing, etc.)
- Interior modifications, finishes and fixtures
- Exterior entry canopies and parking lot modifications



GMP Package 1 – Cost Breakdown

Description	Cost
General Conditions *	\$515,199
Construction Costs	\$183,797
Weather Protection Allowance	\$10,000
Utility Relocation Allowance	\$37,500
Permit Fees	\$8,207
Insurance	\$8,144
Payment & Performance Bonds	\$6,284
Contractor Contingency (4%)	\$30,765
Overhead and Profit (3.5%)	\$26,920
Total GTC GMP Package 1	\$826,816
Owners Contingency (5%)	\$41,341
Total Council Approval	\$868,157

* General Conditions are for the full project – Package 1 and Package 2



GMP Package 1 – 60% Estimate

	60% Design Estimate	GMP Pricing
Package 1	\$ 0.83 M	\$0.83 M
Package 2	\$11.47 M	TBD
Total	\$12.30 M	TBD

- Package 1 pricing is consistent with the 60% design estimate pricing
- Total project cost will be determined once Package 2 is finalized – construction documents will be issued for pricing on December 14th



Eagle Pointe Recreation Center CM/GC GMP

Package	Council Action	Date	
GMP Package 1	Construction Contract Approval	Dec 4, 2017	←
GMP Package 2	Construction Contract Amendment	Feb 5, 2018	





Eagle Pointe Recreation Center CM/GC GMP Schedule

2017			2018											
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Package 1 - Addition Foundation and Utilities														
GMP - Dec 4 ▼														
			Construction											
Package 2 - Building Addition, Renovations and Final Site Work														
			GMP - Feb 5 ▼											
			Construction											
			Facility Activation											
			Opening											

