



Eagle Pointe Recreation Center Addition and Renovation Project Update

January 22, 2018



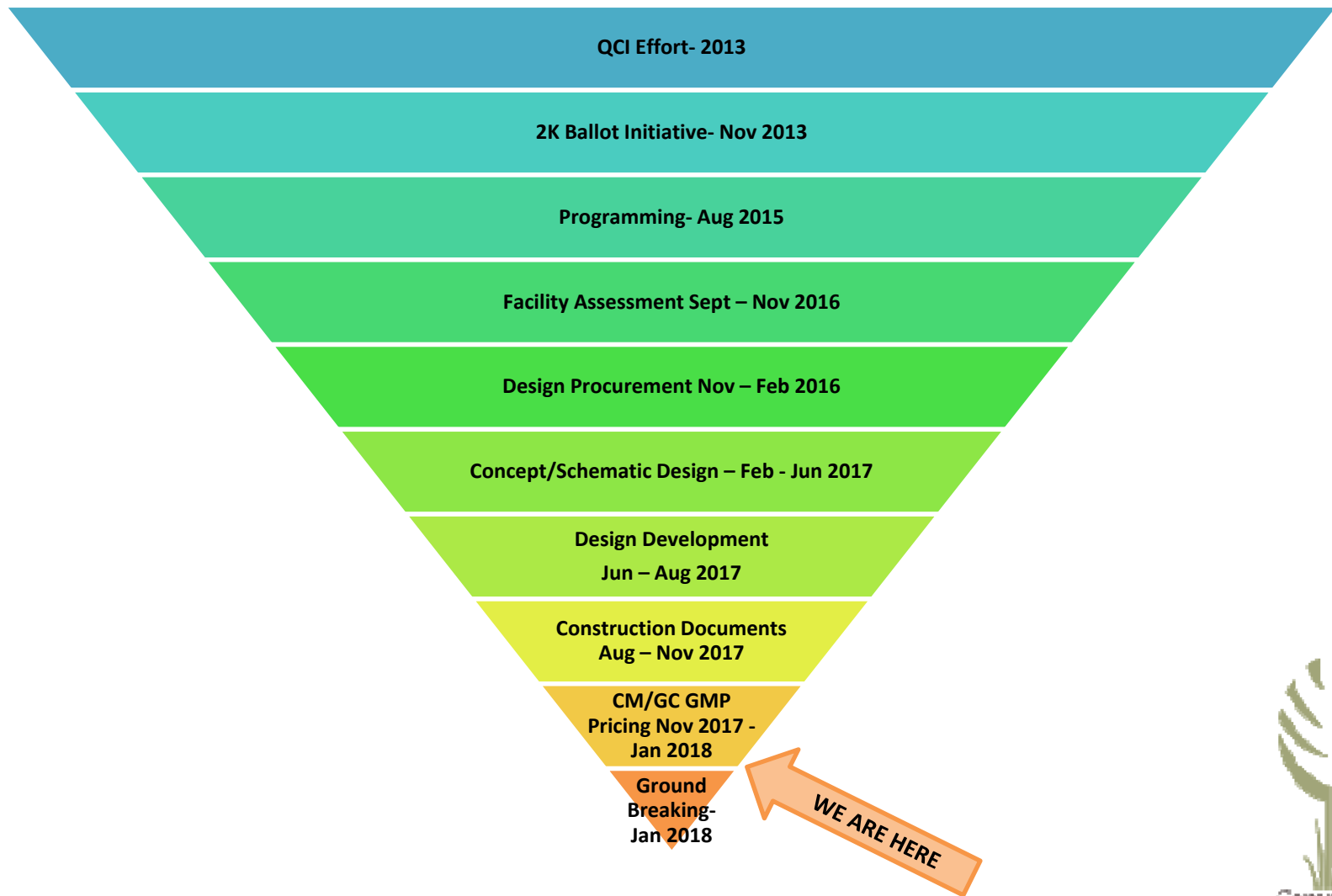
Purpose

- Project Status update
- Construction Manager/General Contractor (CM/GC) Guaranteed Maximum Price (GMP) Process Review
- GMP Contract Amendment for Long Lead Item Procurement
- Project Schedule / Next Steps



Recreation Center Renovation

Where we are at in the process



Renovation Project Goals

Program Goals & Objectives

- Build high quality facilities to lower their long-term maintenance costs
- Spend taxpayer dollars wisely and transparently
- Complete projects on time



CIP CAC, PRG, and City Council Project Goals

- Modernize facility to ensure structure can serve community for years to come
- Excite community about improvements and investments
- Ability to grow and evolve programming to meet community needs with flexible space design
- Phase construction to minimize impacts while maximizing budget



Eagle Pointe Recreation Center

- Therapy pool and group exercise room additions, renovations including lobby and entry improvements, new first floor cardio area, public meeting rooms, tech lab and fully renovated locker rooms including family locker rooms
- Contractor:
Golden Triangle Construction
- Designer:
Essenza Architecture
- Construction start
December 2017
- Construction completion
December 2018





Eagle Pointe Project Budget

Category	September 2017 Rebaseline
Project Contingency	\$ 500,000
Project Management	\$ 313,729
Construction Management	\$ 250,000
Design	\$ 555,000
Design Contingency	\$ 100,000
Construction	\$ 12,000,000
Construction Contingency	\$ 1,800,000
FFE	\$ 500,000
Permit fees, tap fees, etc.	\$ 500,000
Technology	\$ 500,000
ERU Water Costs	\$ 141,340
Materials Testing & Commissioning	\$ 100,000
Public Art	\$ 120,000
Total Project Budget	\$ 17,380,069



Eagle Pointe Recreation Center CM/GC GMP

Golden Triangle Construction is the CM/GC for the Eagle Pointe Renovation Project

- GMP Mechanics
 - Open book
 - Competitive bidding at trade level
 - Packaging allows overlap of design & construction
- Rolling GMP
 - Initial GMP contract with amendments as design packages are finalized



Initial GMP Contract – Foundation & Utilities



Initial GMP: \$826,816
Approved by Council
December 4, 2017

Scope:

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



GMP Amendment #1 - Long Lead Procurement



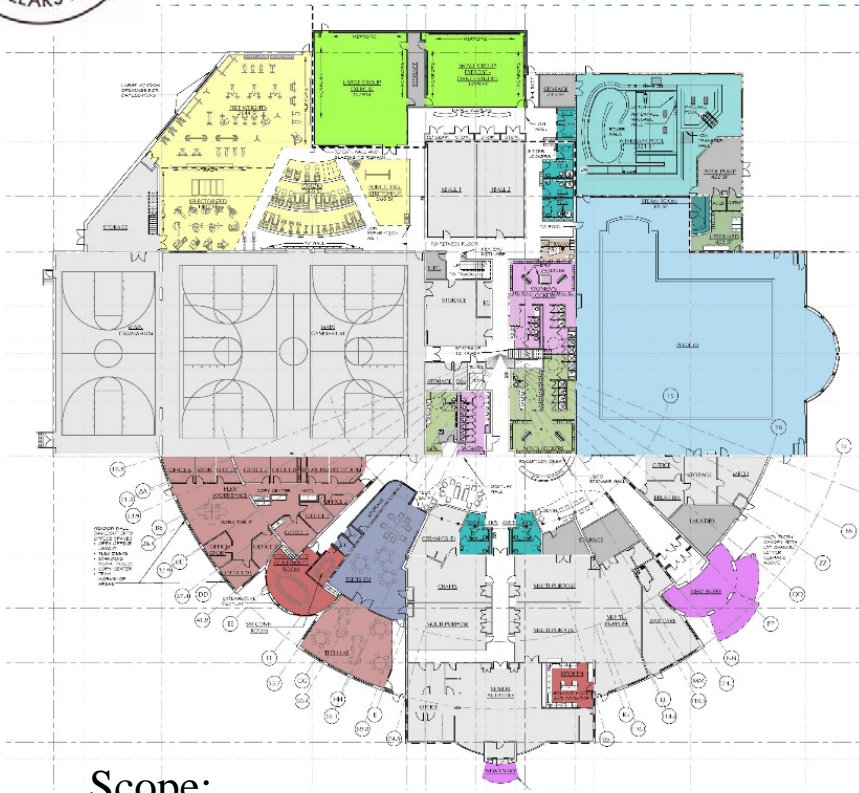
Scope:

- Structural Steel
- CMU for block walls

- Total Cost: \$789,135
- Seeking Council approval January 22, 2018
- These items need to be released by contractor prior to final GMP package to meet the construction schedule



GMP Amendment #2 - Addition, Renovations and Site Work



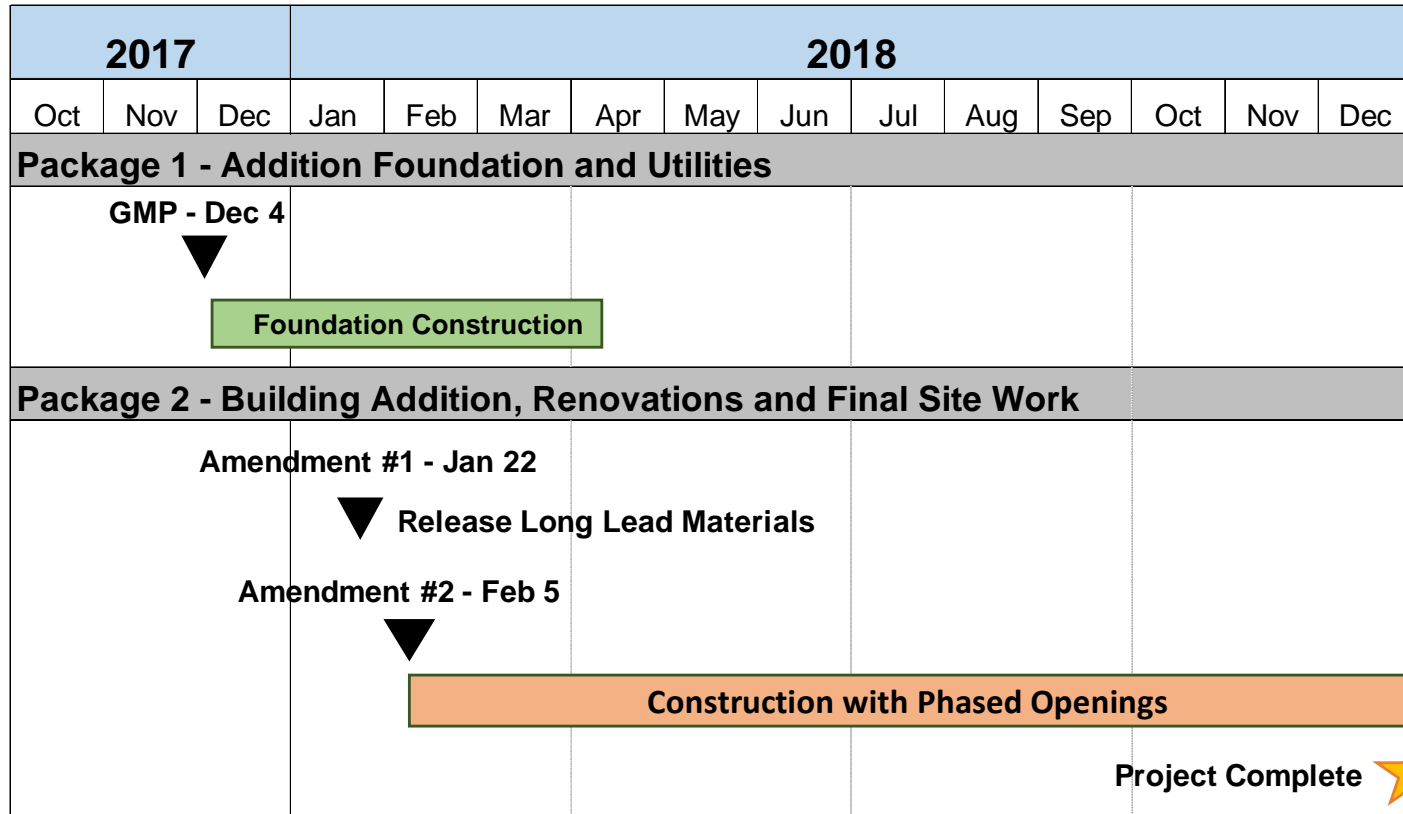
- CM/GC developing pricing
- Council action planned for February 5, 2018

Scope:

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



Eagle Pointe Recreation Center CM/GC GMP Schedule





Recreation Center Renovation

Next Steps

Phase	Public Outreach Activity	
Facility Assessment	Sep 14 th - CIP CAC Meeting	✓
	Oct 10 th - City Council Study Session	✓
Design Procurement	Nov 9 th - CIP CAC Meeting – <i>Share Facility Assessment Results</i>	✓
	Nov 14 th - City Council Study Session – <i>Share Facility Assessment Results</i>	✓
Conceptual Design CMGC Procurement	Feb 6 th – City Council to approve the Design Contract	✓
	Feb 13 th - City Council Study Session – <i>Conceptual Design Kick-Off</i>	✓
	Mar 8 th - CIP CAC/PRG Advisory Meeting – <i>Conceptual Design Update</i>	✓
	Mar 27 th - City Council Study Session – <i>Conceptual Design Finalization</i>	✓
Schematic Design	May 15 th - City Council Meeting – <i>Schematic Design Update</i>	✓
	May 25 th - CIP CAC – <i>Schematic Design Update</i>	✓
Design Development & Construction Documents	July 24 th - City Council Study Session – <i>Design Development Update</i>	✓
CM/GC Pricing	Dec 4 th - City Council Meeting – GMP Package 1	✓
	Jan 22 nd - City Council Study Session – Update and Long Lead	←
	Feb 5 th - City Council Meeting – GMP Package 2	
Ground Breaking	Jan 28 th – Ground Breaking Event	

