



City Council Bison Ridge Recreation Center Project Status Update

January 22, 2018



Purpose

- Authorization to Increase Pinkard Construction Contract
- 2K Program background
- Status update on Bison Ridge Recreation Center and Infrastructure Projects
- Background on Construction Manager/General Contractor (CM/GC) Guaranteed Maximum Value (GMP) process

2K Background

2K Ballot Issue Background

- Issue 2K approved by voters Nov. 5, 2013
- Committed to Five Projects in Five Years



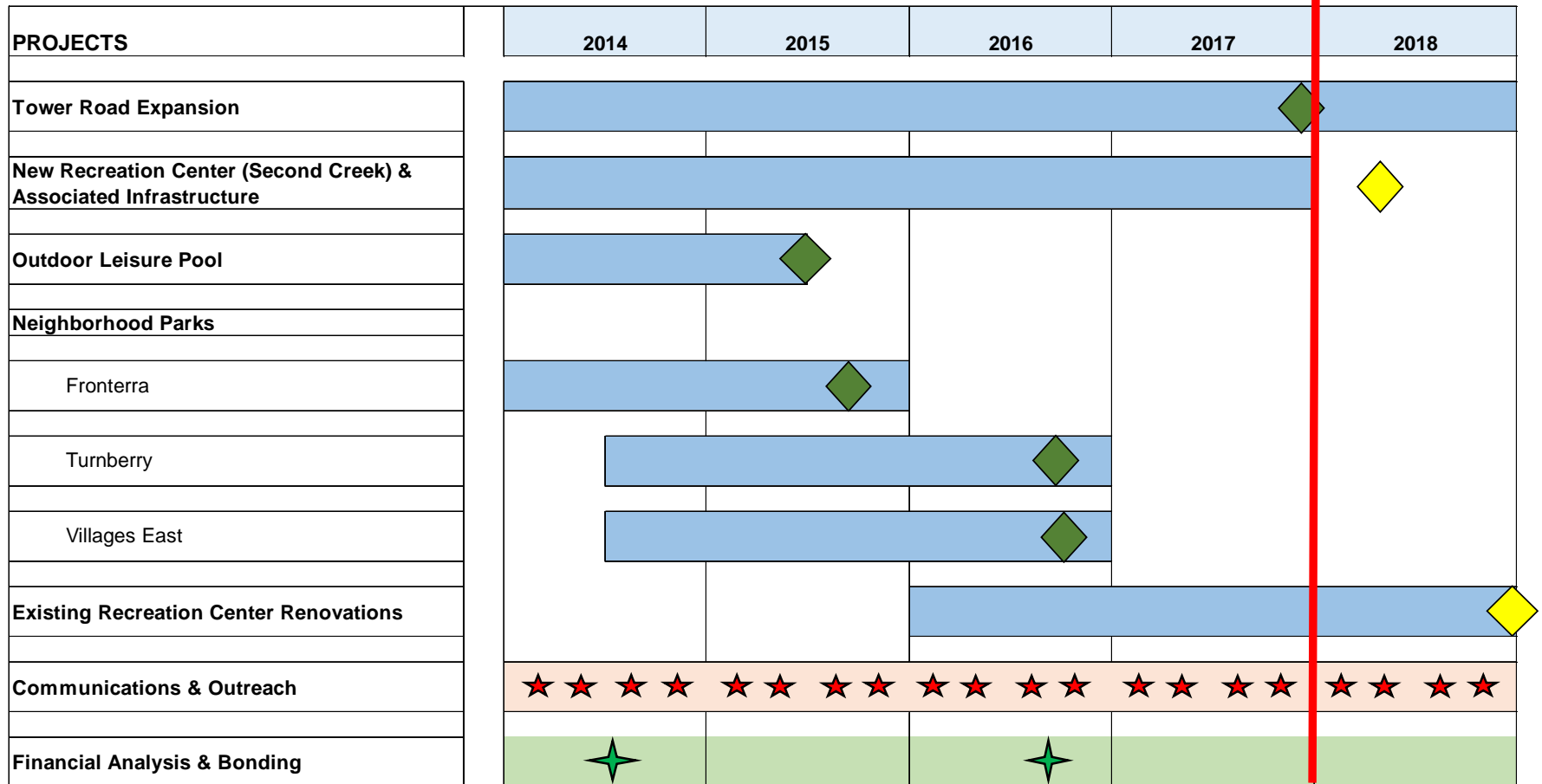
Program Goals & Objectives

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



2K Program Schedule

Q4 2017



Denotes quarterly council updates



Denotes anticipated bond issuances



Original Project Plan



Actual Substantial Completion



Current Forecast Completion



Bison Ridge Recreation Center

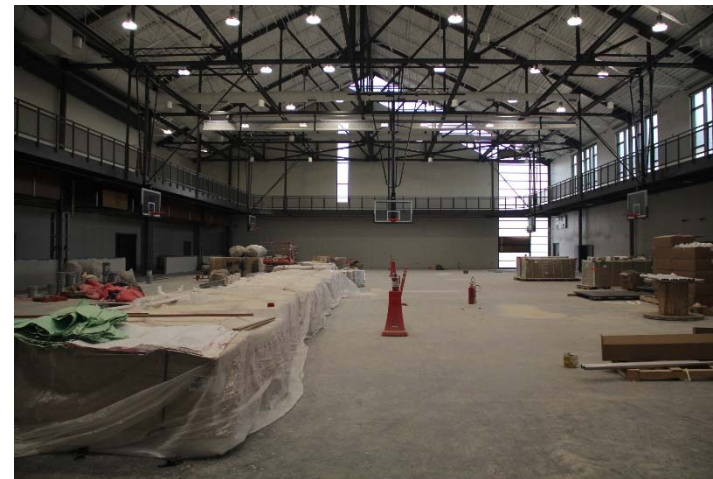
- New 108,000-square-foot building located at the northeast corner of 112th Avenue and Potomac Street
- Contractor: Pinkard Construction
- Designer: Sink Combs Dethlefs
- Construction Began: October 2016
- Facility Opening: Late Spring 2018





Bison Ridge Recreation Center

- Current Progress Photos from Highway 2, Community patio and gymnasium interior
- Site tour will be scheduled in February





Bison Ridge Project Budget

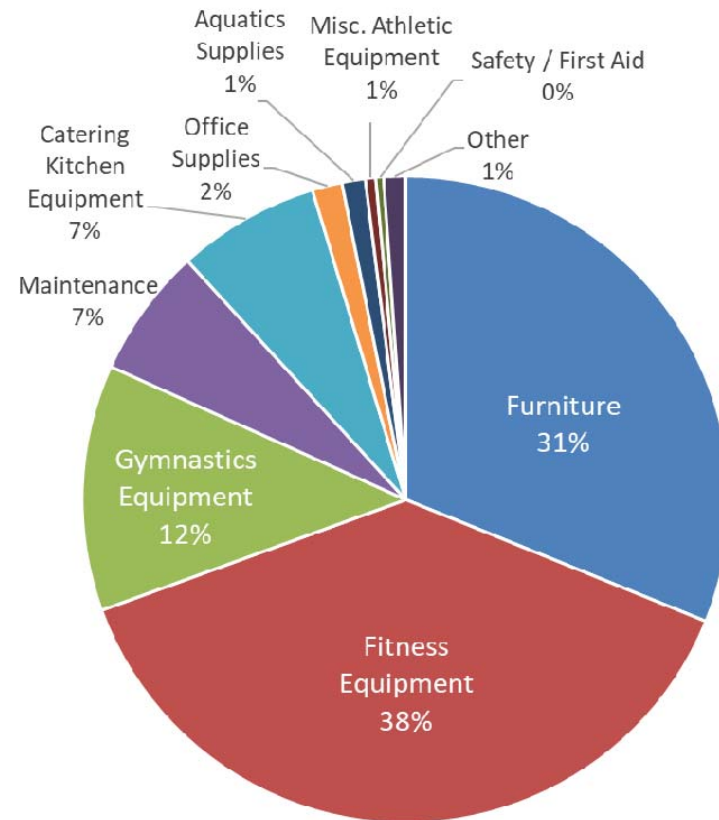
Bison Ridge Recreation Center	
Category	Sep 2017 Re-Baseline
Project Contingency	\$ 100,000
Project and Construction Management	\$ 1,470,083
Design	\$ 2,213,820
Construction	\$ 35,685,976
Furniture, Fixtures & Equipment	\$ 2,034,000
Fees (Material Testing)	\$ 108,935
Permits	\$ 1,095,466
Utilities	\$ 301,827
Water/Sewer Taps	\$ 672,160
ERU Water Costs	\$ 308,273
Other (Technology)	\$ 500,000
Public Art	\$ 339,000
Total	\$ 44,829,540



FF&E Estimated Cost

Category	Estimated Cost
Furniture	\$481,000.00
Fitness Equipment	\$592,000.00
Gymnastics Equipment	\$190,000.00
Maintenance	\$100,000.00
Catering Kitchen Equipment	\$110,000.00
Office Supplies	\$23,000.00
Aquatics Supplies	\$18,000.00
Misc. Athletic Equipment	\$8,000.00
Safety / First Aid	\$6,000.00
Other	\$17,000.00
Subtotal	\$1,545,000.00
Estimated Freight / Installation 5%	\$77,250.00
FF&E Project Contingency 15% of Estimate	\$231,750.00
Total	\$1,854,000.00

Budget	\$2,034,000.00
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- Furniture, Fitness Equipment, Gymnastics Equipment, and Kitchen equipment comprise 88% of the budget
- All three category bids were at or slightly below budget



Bison Ridge Rec Center Infrastructure

- Paving of Potomac street north of 108th Ave and 112th Ave from Bison Ridge west to Highway 2. Extension of utility services to the recreation center site. Highway 2 widening from 112th Ave to I-76
- Contractor: Pinkard Construction (CM/GC)/Flatiron (roadway subcontractor)
- Designer: Fellsburg Holt Ullevig
- Construction Began: September 2016
- Completed: October 2017





Bison Ridge Rec Center & Infrastructure CM/GC GMP

- Pinkard Construction is the Construction Manager/General Contractor (CM/GC) for both the Infrastructure Project and the Bison Ridge Recreation Center
- To allow for a fast track delivery of both projects, the guaranteed maximum price (GMP) contract was established as a rolling GMP
 - Initial GMP was established and then updated for each package as design was completed
- Resolution authorized 5% owner contingency to be utilized at discretion of the City Manager
 - Allowed for quick decision making to keep project on schedule
 - All requests follow a change management process, including review by the architect, project management team, and approval by the Executive Team



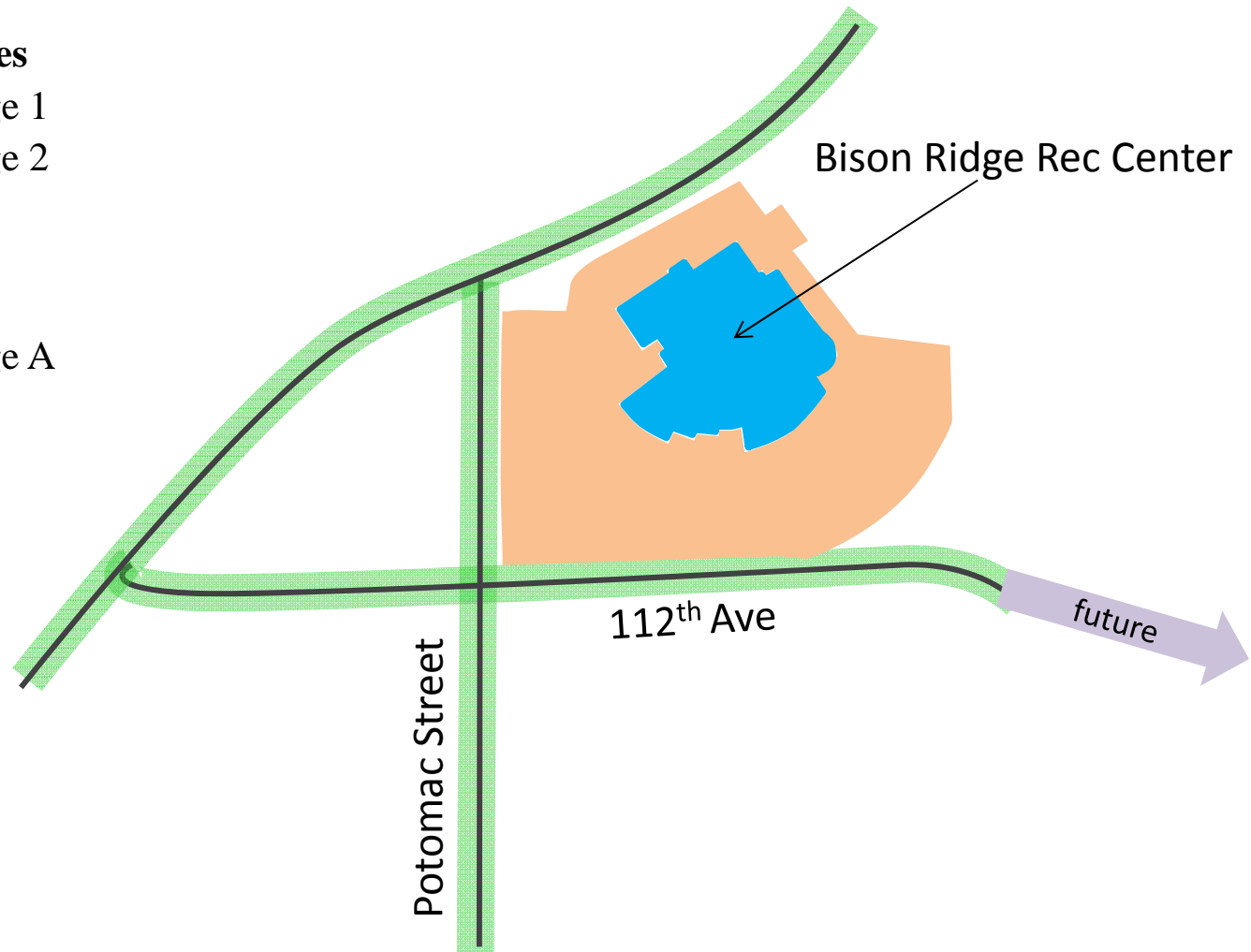
Pinkard GMP Packages

Building Packages

-  GMP Package 1
-  GMP Package 2

Infrastructure Packages

-  GMP Package A





Pinkard GMP Status

	Construction Budget	Pinkard GMP	5% Contingency	Total Council Authoriization	Actual Changes to Date	Total Actual Cost to Date	% Change	Remaining Budget
Package A - Infratructue	\$14,676,610	\$13,563,509	678,175	14,241,684	1,113,101	14,676,610	8%	\$0
SACWSD IGA	\$935,021	\$908,277	45,414	953,691	26,744	935,021	3%	\$0
Package 1 & 2 - Builiding	\$35,685,976	\$33,794,370	1,689,719	35,484,089	1,178,058	34,972,428	3%	\$713,548
Total	\$51,297,607	\$48,266,156	2,413,308	50,679,464	2,317,902	50,584,058	5%	\$713,549

- Infrastructure exceeded estimated 5% contingency
 - BNSF Right of Way mitigation
 - FRICO negotiations and delay of permit
- Building changes currently at 3% - likely to reach 5% at completion
- Bison Ridge project has remaining Construction Contingency budget available





Contract Authorization Increase

- Program Management Team recommends increasing authorization of the City Manager to execute change orders up to full amount of Bison Ridge construction budget
 - Allows for quick actions to keep project on schedule
 - All changes will continue to follow the current process with review by the architect, project management team and approval by the Executive Team
 - Construction Contract value will only be increased by approved Change orders
- Formal Resolution will be presented at the February 5th Council Meeting



Questions?

