



## Legislation Text

**File #:** Res 2016-106, **Version:** 1

### RESOLUTION APPROVING AWARD OF FIRST AMENDMENT TO CONTRACT FOR NEW RECREATION CENTER AND INFRASTRUCTURE CONSTRUCTION SERVICES (WORK PACKAGE 1)

#### **Summary and Background Information :**

As part of the Measure 2K Bond Program, the City plans to build a recreation facility located at approximately Highway 2 and 112<sup>th</sup> Ave. and associated infrastructure to include roadway improvements and utilities. Pinkard Construction was selected as the Construction Manager/General Contractor (CM/GC) and awarded a contract for preconstruction services including preparation and submittal of a Guaranteed Maximum Price (GMP) proposal for the construction work. The CM/GC's services during the Construction Services phase include, but are not limited to, construction management, administration, field supervision, coordinating subcontractors, maintaining quality, meeting schedules and providing the general conditions work for the Project.

A benefit of CM/GC delivery is the ability to overlap design and construction through the use of construction packages. The New Recreation Center and Infrastructure will be delivered through four packages:

Package A - Infrastructure West

Package 1 - Building Site and Foundations

Package 2 - Building

Package B - Infrastructure East

Award of Construction services for Package A - Infrastructure West was approved on August 22, 2016, establishing the initial GMP. This amendment seeks to increase the GMP by incorporating Package 1 - Building Site and Foundations as well as Site Cast Concrete, Masonry, and Structural Steel, which were competitively bid based upon the Design Development drawings. Other allowances have been established to allow for progression of work ahead of final design of Package 2. These allowances will be reconciled once Package 2 is finalized. See GMP breakout below.

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

**Staff Responsible (Department Head):** Michelle Halstead

**Staff Member Presenting:** Scott Hergenrader (CH2M)

**Financial Impact :** \$26,993,598

**Funding Source :** 2K

**Staff Recommendation:** Amend the Pinkard Construction Services Contract to incorporate Building Package 1 into the total Guaranteed Maximum Price

**Suggested Motion :** I move to approve Resolution 2016-106