Legislation Details (With Text)

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File created:	3/7/2019		**In control:**	City Council Regular Meeting
On agenda:	3/25/2019		**Final action:**	
Title:	Senior Center West Construction Manager at Risk (CM@R) Contract with METCON First Guaranteed Maximum Price Amendment			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. Fayetteville Senior Center Milestone Dates 3-7-19.pdf, 2. GMP Amendment #1, 3. Senior Center West (Erect-Furnish Bids) 3-20-2019			

Date	Ver.	Action By	Action	Result

TO: **Mayor and Members of City Council**

THRU: **Kristoff Bauer, Deputy City Manager, ICMA-CM**

FROM: **Joseph Staton, Construction Manager**

DATE: **March 25, 2019**

RE:
Senior Center West Construction Manager at Risk (CM@R) Contract with METCON First Guaranteed Maximum Price Amendment

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal 4: Desirable Place to Live, Work and Recreate

Executive Summary:
The existing CM@R contract with METCON Buildings & Infrastructure (METCON) authorizes a "pre-construction" scope of work. The execution of a Guaranteed Maximum Price (GMP) amendment is now necessary to set the construction expenses and fees, and to authorize the execution of subcontracts. Construction bids were received on March 14, 2019 and utilized in the creation of the proposed GMP Amendment #1. This is not the total cost of the project, but simply the first early bid package.

Background:

Council approved the pre-construction contract on June 25, 2018 and METCON Buildings & Infrastructure have been working in conjunction with City staff and HH Architecture to finalize plans for construction. The initial scope of work authorized in METCON's contract is for the "pre-construction" phase of the project. This focuses on cost estimation, managing the schedule, subcontractor outreach, and bidding.

Information developed during the "pre-construction" process typically culminates in the development and adoption of a GMP Amendment that will include a detailed budget, construction phase fee, and a final schedule. METCON has now developed the first GMP Amendment and a Milestone Schedule Summary for review. This GMP Amendment is for the main building structure and erection thereof. Additional GMP amendments will be prepared based on future bid packages covering the remainder of the project.

Issues/Analysis:

The main structure of the building will consist of a pre-fabricated steel structure. The manufacture and delivery of the components of that structure takes time. This bid package was developed in order to allow this contract to be awarded and the steel ordered early and the building erected consistent with the proposed schedule.

Three bids were received for both providing the steel and erecting the building frame. The bid tabulation is attached.

The low bid for erection is *Jade Builders* $145,000. The low bid for to furnish the steel is *NUCOR Building Systems* $274,855.

Should Council authorize the execution of the proposed GMP Amendment, METCON will award this work to these low bidders and move forward with ordering the steel.

Budget Impact:

The total budget for this project is $7 million. This initial GMP for the early building package is $481,723.31. This price is below estimate and includes METCON's fees and contingency.

Options:

1.   Authorize staff to execute the GMP Amendment with METCON Buildings & Infrastructure for construction of the Senior Center West.
2.   Do not authorize staff to execute the GMP Amendment with METCON Buildings & Infrastructure for construction of the Senior Center West and provide further direction. (this option will delay project completion)

Recommended Action:

Authorize the City Manager to execute GMP Amendment #1 to METCON's construction contract for Senior Center West.

Attachments:

Fayetteville Senior Center Milestone Dates 3-7-19.pdf
GMP Amendment #1
Erect-Furnish Bid Tabulation