



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## Legislation Text

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

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

**FROM:** Joseph Staton, Construction Manager

**DATE:** May 13, 2019

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

**COUNCIL DISTRICT(S):**  
All

**Relationship To Strategic Plan:**

Goal 4: Desirable Place to Live, Work and Recreate

**Executive Summary:**

The Council approved a CM@R contract with METCON Buildings & Infrastructure (METCON) on June 25, 2018 to begin the “pre-construction” process. The second of three anticipated Guaranteed Maximum Price (GMP) amendments is presented for Council consideration. Construction bids were received and utilized in the creation of the proposed GMP Amendment #2. This is not the total cost of the project, but simply the second construction 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 or amendments that will include a detailed budget, construction phase fee, and a final schedule. Council authorized the execution of the first GMP on March 25, 2019. That action authorized the METCON to execute contracts for the early building package. The steel components of the building are currently being manufactured. This GMP Amendment is for the Tiling, Signage, Fire Suppression, Electrical, Mechanical and Plumbing. It is anticipated that on

further GMP amendment will be prepared based on future bid packages covering the remainder of the project.

**Issues/Analysis:**

The bid tabulation is attached.

The low bid for Tiling is *McLaughlin Tile* at \$57,309.00.

The low bid for Signage is *AOA Signs Inc (HUB)* at \$13,194.00.

The low bid for Fire Suppression is *J & D Sprinkler Co., Inc.* at \$54,900.00.

The low bid for Mechanical and Plumbing Combined is *Haire Plumbing & Mechanical* at \$900,474.00.

The low bid for Electrical is *M-R Electric* at \$648,700.00.

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

**Budget Impact:**

The total budget for this project is \$7 million. The first GMP for the early building package was \$481,723.31. This GMP is for \$2,650,767.83 bringing the total construction authorized to \$3,454,624.16. This 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 #2 to METCON's construction contract for Senior Center West.

**Attachments:**

Metcon GMP Amendment #1

Metcon GMP Amendment #2