



MEMORANDUM

To: CRDC Board Members

From: Mike Land, Deputy City Manager

Date: November 11, 2015

Reference: Life Safety Park – Consider approval of a Guaranteed Maximum Price Amendment to the Agreement between the City of Coppell (Owner) and EMJ Corporation (Construction Manager) as approved by the Coppell City Council on Tuesday November 10, 2015 for the construction of the City of Coppell Life Safety Park, in the amount of \$5,402,869.00 and authorizing the Board President to Sign.

2030: Sense of Community. Goal #4: Effective Community Partnerships. Community Wellness and Enrichment. Goal #1: Community Gathering Places. Community Wellness and Enrichment Strategy. Goal #5, Community Education Programs and support of Top Quality Schools. Sustainable City Government. Goal #1: Excellent City Services with High Level of Customer Satisfaction, Goal #3: Excellent and Well Maintained Infrastructure and Facilities.

General Information:

Plans and Specifications put out to Bid on

- Original Bids received on June 16, 2015, Redesign Bids received October 20, 2015
- Guaranteed Maximum Price - \$5,402,869
- Schedule for completion – December 1, 2016
- Itemized Statement of GMP – Exhibit A
- Total estimated project cost including construction cost (GMP), professional services fees, testing and inspections, owner allowance/contingency, furniture, fixtures and equipment – \$6,885,593 if Alternate No. 3 is included.

Introduction:

This action item is to approve the Guaranteed Maximum Price (GMP) Amendment to the Agreement between the City of Coppell and EMJ as approved by the Coppell City Council on Tuesday November 10, 2015 for the construction of the City of Coppell's Life Safety Park and authorizing the City Manager to sign any necessary documents.

Analysis:

On June 16, 2015 EMJ, the Construction Manager for this project opened bids. Since the bid opening, EMJ, Gallagher Construction, the City's Project Manager, and BRW, the architects have been meeting to continue their Value Engineering process. Through this process \$560,000 in savings were identified and deducted from the original bid price with the accepted changes included in the GMP.

The following attachments to the GMP are provided:

- Exhibit A – Itemized Statement of the Guaranteed Maximum Price
- Exhibit B – Unit Pricing and Allowances
- Exhibit C – Qualifications and Clarifications
- Exhibit D – Contract Document List
- Exhibit E – Project Schedule

Substantial Completion is 365 calendar days from the date of commencement. The Life Safety Park opening is contemplated for December, 2016.

The following items and their corresponding allowances are included in the overall budget and are not included in the GMP:

- Telephone - \$25,000
- Appliances - \$2,500
- UPS - \$30,000
- Technology - \$250,000
- Utility Allowance - \$50,000
- Safety Town Props - \$75,000
- FF&E - \$120,000
- Testing - \$75,000
- Remaining Contingency by City outside of GMP - \$175,000

There are two Alternate Items with only one, Alternate No. 3 being recommended that if approved by Council will increase the GMP by \$61,374.

These items are:

- Alternate No. 3 – Provide Playground Equipment, Playground Surfacing, and Fencing - \$61,374 (Recommended for approval)
- Alternate No. 5 Provide Clock Tower - \$5,486

Items not included and being considered as part of the 2016-2017 Budget process due to the timing of the buildings completions are the construction of a canopy for the playground area, additional fixtures and furniture, and the small motorized vehicles (a corporate sponsor has been identified and details are to be worked out).

Legal Review:

The City's legal counsel reviewed the Guaranteed Maximum Price Amendment.

Fiscal Impact:

Funding for the Life Safety Park is budgeted in the CRDC, Crime Control and General Funds. As allocated, 70% of the project's funding is through the CRDC, 18% through the Crime Control District with 12% funded through the General Fund.

Recommendation:

Pending approval by the Coppell City Council on Tuesday November 10, 2015 the City Manager's Office recommends approval of the Guaranteed Maximum Price Amendment to the Agreement between the City of Coppell (Owner) and EMJ Corporation. (Construction Manager) currently not including Alternate No. 3 for the construction of the City of Coppell Life Safety Park totaling \$5,402,869. If Alternate No. 3 is included the GMP the new total is \$5,464,243. Staff is recommending Alternate No. 3 be approved and included in the GMP.