



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October, 23, 2017
SUBJECT: Authorize the City Manager to execute the contract amendment with Dean Electric Inc. dba Dean Construction for construction manager at risk services establishing the guaranteed maximum price for the construction of the Northfield Park Renovation Project in the amount of \$5,613,523.
PRESENTER: Bill Thornton, Assistant Director of Parks and Recreation

SUMMARY:

The City Council, at its February 13, 2017 meeting, awarded a contract to Dean Construction for construction manager at risk (CMAR) services associated with construction of the Northfield Park Renovation Project. This item is to amend the contract, establishing a guaranteed maximum price (GMP).

GENERAL DESCRIPTION:

The CMAR contract with Dean Construction establishes the basis for fees associated with construction services. According to the contract, when subcontractor bids were received, the CMAR contract would be amended to reflect a guaranteed maximum price.

The city's consultant, Dunkin Sims Stoffels (DSS), completed the construction plans and specifications and submitted them to Dean Construction to issue subcontractor bids for all of the trades necessary to construct the project. Bids were received on October 10, 2017, and have been thoroughly evaluated by a collaborative team including DSS, Dean Construction and city staff.

As determined by the contract, the guaranteed maximum price will be the sum of 1) the subcontractor bids, 2) field and office costs and general conditions established in the original contract, and 3) the established CMAR Fee of 3.25%.

Based on the subcontractor bids received and the other established costs, the total proposed GMP is \$5,613,523 and is calculated as follows:

Subcontractor Bids	\$5,140,589
Field/Office and General Conditions (5.95%)	\$305,865
CMAR Services Fee (3.25%)	\$167,069
Total GMP	\$5,613,523



Based on the approved FY 2017-2018 budget, the total amount available for construction is \$5,681,021. The remaining balance, in the amount of \$67,498 will be used for contingencies and installation of picnic tables and trash cans.

Upon approval of the amendment to the contract establishing the GMP, a notice to proceed will be issued, authorizing Dean Construction to begin construction early next month. Construction is anticipated to be substantially complete in September 2018.

RECOMMENDATION:

Authorize the City Manager to execute the contract amendment with Dean Electric Inc. dba Dean Construction for construction manager at risk services establishing the guaranteed maximum price for the construction of the Northfield Park Renovation Project in the amount of \$5,613,523.