



Legislation Text

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Agenda Item: 12(e)	Prepared By: Miguel Carballo, CFM, Manager
Business: City Council Item	Department: Executive Department

Subject:

Fire Station 50 90% Construction Document Cost Estimate and Project Status

BACKGROUND:

On February 4, 2019, the council approved contract #19-003 with BSSW Architects for the preparation of architectural plans for the New Fire Station 50.

On September 9, 2020, the council approved the City to enter into contract #2020-022 for the Construction Management at Risk Services for the Development of the New Fire Station 50 to the highest-ranking firm, Manhattan Construction Company.

On January 4, 2021, the council reviewed the 60% construction estimate.

As customary for CMR contracts, it will have two phases:

Phase 1 - Pre-construction phase, where the designer - BSSW Architects and the construction manager at risk (CMR) - Manhattan Construction, finish the design together, get prices from the subcontractor, etc., until they reach the stage when the Guaranteed Maximum Price (GMP) is developed.

Phase 2 - Construction phase, which is for the actual construction. Award of contract for this phase will be presented to the City Council once Phase (1) is completed.

As part of phase 1, the construction manager was tasked to review and provide input on the 90% design plans and provide a preliminary cost estimate for construction. Attached for review is the Fire Station 50 90% construction estimate.

The 90% cost estimate is currently above the approved budget of \$11,782,140.00 and will require value engineering to get the project within budget. As represented by the construction manager's estimate, market conditions and inflation within the construction industry have been the primary contributing factor to the increased cost estimate.

FUNDING SOURCE / FISCAL IMPACT:

The current construction cost estimate is \$13,535,751.00, as of April 12, 2021, at 3:00 PM; the construction manager and architect will be providing value engineering options for the City's review on April 15, 2021.

RECOMMENDATION:

That City Council reviews the current cost estimate and provides direction for completing the GMP for this project.

POTENTIAL MOTION:

“I move to accept the Fire Station 50 90% construction estimate as submitted by Manhattan Construction on April 12, 2021.”

ATTACHMENTS:

- Fire Station 50 - 90% Construction Manager Cost Estimate
- Fire Station 50 - Construction Cost Variance