

DATE: December 9, 2021
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: Accept Guaranteed Maximum Price
E Center Event and Conference Space
Project 21-012



RECOMMENDED ACTION

Accept the guaranteed maximum price (GMP) for the E Center Event and Conference Space construction as presented by Barnsley Construction in the amount of \$1,487,730.

BUDGET IMPACT

This project was contemplated in a second phase of the E Center project. The funds necessary to complete the project are within the capital improvement program budget being considered for 2022 at this council meeting. Once approved, adequate funds are available for this project.

DISCUSSION

In September, the selection committee recommended and Council awarded the contract opportunity to Barnsley Construction. Since that time, the design, project management and construction teams have been busy trying to maximize and finalize the scope in an iterative process as constructability, costs, and schedule were evaluated at each step. The main goal of the project was to provide more meeting and conference space in the E Center as a part of phase II of the facility. The project as currently contemplated consists of interior build-out of the lower level E Center parking deck area on the northeast corner at the rotunda. The addition will be used for a meeting and conference space for the city which shall consist of two (2) conference areas, restroom facilities, mechanical and storage.

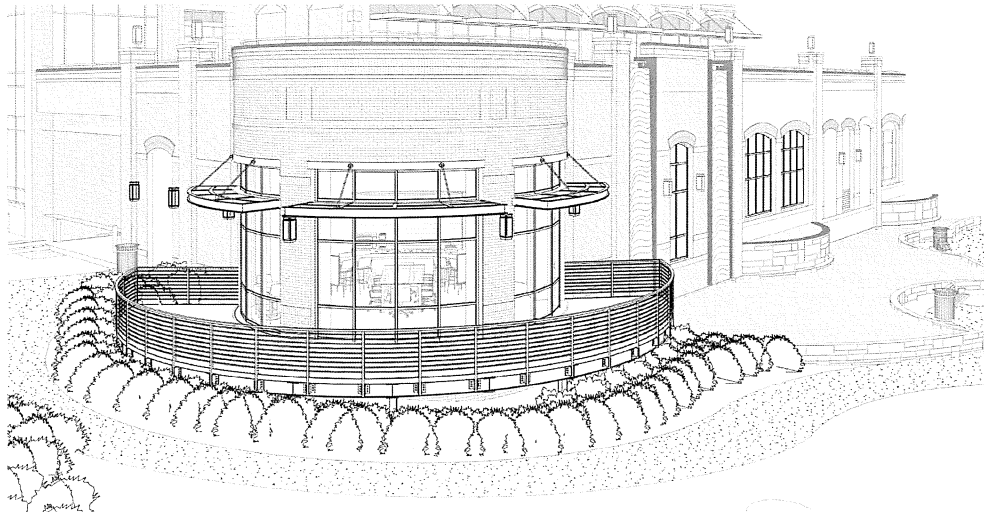
As the subcontractor market began responding with pricing information along with the focus on the construction process, it was apparent that the initial estimate in April of \$1.1 million was going to be exceeded by the inflationary pressures of a busy construction market. The team then began the process of aiming at shaving costs where feasible to get down to the budget number. We were able to identify about \$100,000 from the initial proposal of \$1.588 million without affecting the usability

and intent of the project, reducing the number to \$1,487,730. With that in mind, staff sought to identify where additional funds could be assigned to cover the investment in the space.

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Memo: Guaranteed Maximum Price - E Center Event & Conference Space Project

December 9, 2021



The 2022 budget proposes \$1.75 million for design of other phases at the E Center. By deferring that item, we can make use of some of those funds on this project.

Therefore, staff is recommending acceptance of the GMP for the Event & Conference Space construction of \$1,487,730 from Barnsley Construction.

Attachments

GMP Executive Summary



City of Sugar Hill
E Center Phase 2A - Event Conference Space

Sugar Hill, GA
December 8, 2021

GMP Amendment - Executive Summary

GMP		SHEC Phase 2A GMP 12.06.2021
Cost of Work		\$1,289,166
CM Fee (3.75%)		\$48,344
Preconstruction		\$12,500
CM Contingency		\$66,875
Owner Contingency		\$70,844
GMP Amendment Total		\$1,487,730



GMP Summary

SPEC Phase 2A GMP Estimate 12.08.2021	
ITEM OF WORK	TOTAL
Surveying	2,500
Termite Control	450
Final Clean	1,500
Pavement Markings	1,200
Landscaping	14,438
Concrete Scanning & Sawcutting	23,750
Concrete	49,100
Masonry	75,868
Metals	118,800
Millwork & Casework	39,588
Air Barrier and Joint Sealants	19,300
Spray Thermal Insulation	14,312
Doors & Frames	17,304
Glass and Glazing	87,931
Drywall and Framing	88,900
Flooring	30,112
Painting	19,518
Accessories	3,700
Shades	13,940
Fire Suppression	19,902
Plumbing	65,764
HVAC	118,440
Electrical	174,985
Fire Alarm	10,175
Aquatic Lighting Pullbox Relocation	662
Signage Allowance	20,000
Door and Access Control Hardware Allowance	26,200
Low-Voltage Conveyance per "Low-Voltage and AV Markup"	9,770
General Conditions	167,544
General Requirements	23,050
Bonds and Insurances	30,463
Subtotal (Cost of Work)	1,289,166
Fee (3.75%)	48,344
Construction Contingency (5.0%)	66,875
Preconstruction	12,500
Construction Total	1,416,885
Owner Contingency (5%)	70,844
Project Total	1,487,730

