

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract – Early Construction Package
New High Point Police Headquarters/Communications Center

From: Randy E. McCaslin, Deputy City Manager
Tim McKinney, Facilities Manager

Meeting Date: October 7, 2019

Public Hearing: N/A

Advertising Date /
Advertised By:

Attachments: Exhibit A

PURPOSE:

To approve an early construction package with Samet Corporation (CMAR) to allow renovations to begin immediately on the new High Point Police Headquarters and Communications Center located at 1730 Westchester Drive.

BACKGROUND:

At the March 18, 2019 City Council Meeting, City Council approved a contract with Samet Corporation as the Construction Manager at Risk (CMAR) for the new High Point Police Headquarters and Communications Center. In order to begin renovations immediately, an early construction agreement in an amount not to exceed \$5,017,482.00 needs to be approved by City Council. Formal bids for the project will be received on October 10th and placed on a future agenda for final approval.

BUDGET IMPACT:

Funds are available in the FY 2019-2020 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

City Council is requested to approve an early construction package with Samet Corporation (CMAR) in an amount not to exceed \$5,017,482.00 to allow renovations to begin immediately on the new High Point Police Headquarters and Communications Center located at 1730 Westchester Drive.

ATTACHMENT A-1



EXHIBIT A - AMENDMENT

Itemized Statement of the Component GMP HP Police HQ - Early Site & Structural Package

City of High Point
High Point Police Headquarters & 911 Call Center
Samet Project No.: 19-071

10/1/2019

Itemized GMP

ESTIMATED CONSTRUCTION COST

DIRECT COST

AMOUNT

General Conditions & General Requirements

General Conditions

\$888,186

General Requirements

\$143,110

Precon - 4th Floor Addition

\$20,000

Construction Allowances:	Trade Package Award Status	Company	
CA 01 01A - General Trades	Estimated	NA	\$203,089
CA 02 02A - Selective Demolition	Estimated	NA	\$198,879
CA 03 03A - Concrete	Estimated	NA	\$534,920
CA 04 05A- Structural & Misc Steel	Estimated	NA	\$983,243
CA 05 14A - Elevators	Estimated	NA	\$345,000
CA 06 31A - Site Prep / Storm / Paving	Estimated	NA	\$593,276
CA 07 31B - Micropiles	Estimated	NA	\$302,906
Quantitative Allowances:			
QA 1-5 Concrete - Quantitative Allowances	Estimated	NA	\$88,600
QA 1-6 Steel - Quantitative Allowances	Estimated	NA	\$198,750
QA 1-13 Grading & Site Quantitative Allowances	Estimated	NA	\$49,125
General Allowances:			
GA 1 Existing Elevator - General Allowance			\$10,000
Subcontractor Bonding Program	1.40% of	\$3,507,788	\$49,109
Construction Contingency	3.00% of	\$3,556,897	\$106,707
TOTAL "COST OF THE WORK"			\$ 4,714,900

OTHER "COST OF THE WORK"

Insurance	0.59% of	\$ 5,149,827	\$30,384
Builder's Risk Insurance	0.14% of	\$ 5,149,827	\$7,210
Permit Fees - None Included			\$0
Warranty & Closeout Services	0.20% of	\$ 5,149,827	\$10,300
Performance & Payment Bond	0.75% of	\$ 5,149,827	\$38,624

TOTAL OTHER "COST OF THE WORK" \$ 86,518

TOTAL FEE 4.50% of \$ 4,801,418 \$ 216,064

SUBTOTAL - ESTIMATED EARLY SITE & STRUCTURAL "COMPONENT GMP": \$ 5,017,482

PRECONSTRUCTION SERVICES \$ 132,345

TOTAL COMBINED "COMPONENT GMP" & PRECONSTRUCTION SERVICES AMOUNT: \$ 5,149,827

Note: The above figures reconcile Contingencies, Payment & Performance Bond costs, Sub Bonding Program, and Insurances for Work ESTIMATED in this Component GMP.

Note: Above "GMP Component" Estimate Summary does not include any of the cost items depicted in the ASSUMPTIONS & CLARIFICATIONS