

CITY OF HIGH POINT

AGENDA ITEM



**NOTE: In depth discussion will take place
at the Manager's Briefing on Monday, May 3, 2021**

Title: Early Construction Package
City Lake Park Phase 1 Renovations

From: Greg Ferguson, Assistant City Manager
Lee Tillery, Parks and Recreation Director

Meeting Date: May 3, 2021

Advertising Date: February 12, 2021

Public Hearing: N/A

Advertised By: Budget - Purchasing

Attachments: Samet Corporation – Attachment A-1 – Exhibit A Amendment
Itemized Statement of the Component GMP

PURPOSE:

Approve an early construction package with Samet Corporation (CMAR) to allow renovations to begin immediately at City Lake Park located at 602 W. Main Street, Jamestown, NC.

BACKGROUND:

High Point City Council approved Samet Corporation, Greenboro, NC as the Construction Manager at Risk (CMAR) for the City Lake Park Phase 1 Renovation project at the April 5, 2021 meeting. In order for renovations to begin immediately and us to stay on schedule for a Memorial Day 2022 opening, an early construction agreement in the amount of, not to exceed \$6,376,513, needs to be approved by City Council. Formal bids for the project will be received in May 2021 and placed on a future agenda for final approval.

BUDGET IMPACT:

Funding is available from the 2019 G.O. bond authorization.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council approve an early construction package with Samet Corporation (CMAR) in the amount of \$6,376,513 to allow renovations to begin immediately with the City Lake Park Phase 1 Renovation project located at 602 W. Main St, Jamestown, NC.

ATTACHMENT A-1



EXHIBIT A - AMENDMENT

Itemized Statement of the Component GMP

High Point City Lake Park: Phase I - 02A Demolition, 05A Structural & Misc. Steel, 13A Canopies, and 32A Site Preparation, Utilities, & Asphalt Paving Packages

City of High Point	4/26/2021
City Lake Park Renovation	Itemized GMP
Samet Project No.: 21-054	

ESTIMATED CONSTRUCTION COST

DIRECT COST	AMOUNT
General Conditions & General Requirements	
Staffing	\$1,011,157
General Requirements	\$136,400

Construction Allowances:	Trade Package Award Status	Company	
CA 01 02A - Demolition	Estimated	NA	\$504,873
CA 02 05A - Structural & Misc. Steel	Estimated	NA	\$603,820
CA03 13A - Canopies	Estimated	NA	\$725,000
CA 04 32A - Site Preparation, Utilities, & Asphalt Paving	Estimated	NA	\$2,019,479

Quantitative Allowances:

Site Development - Quantitative Allowances	\$313,120
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Subcontractor Bonding Program	1.40% of	\$5,872,435	\$82,214
Owner Contingency	5.00% of	\$5,954,649	\$297,732
Construction Contingency	3.00% of	\$5,954,649	\$178,639

TOTAL "COST OF THE WORK" \$ **5,872,435**

OTHER "COST OF THE WORK"

Insurance	0.63% of	\$ 6,376,513	\$40,172
Builder's Risk Insurance	0.18% of	\$ 6,376,513	\$11,478
Permit Fees (By Owner)		\$ -	\$0
Project Closeout & Post Construction Services	0.20% of	\$ 6,376,513	\$12,753
Performance & Payment Bond	0.75% of	\$ 6,376,513	\$47,824

TOTAL OTHER "COST OF THE WORK" \$ **112,227**

TOTAL FEE 4.50% of \$ 6,984,662 \$ **269,310**

TOTAL - ESTIMATED GMP PHASE I - "COMPONENT GMP": \$ **6,253,971**

PRECONSTRUCTION SERVICES \$ **122,542**

COMBINED TOTAL "COMPONENT GMP" & PRECONSTRUCTION SERVICES AMOUNT: \$ **6,376,513**

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