


COUNCIL COMMUNICATION

	Number:	24-362	Meeting:	September 16, 2024
	Agenda Item:	11	Roll Call:	24-1218
	Submitted by:	Benjamin R. Page, Park and Recreation Director, James M. Hoff, Assistant City Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Guaranteed Maximum Price (GMP) Amendment 2 with J.E. Dunn Construction Company for Construction Manager at Risk (CMR) services for the North Side Community Recreation Center, not to exceed \$21,812,538.

SYNOPSIS:

Recommend approval of the GMP Amendment 2 with J. E. Dunn Construction Company (Gordon E. Lansford III, President, 1001 Locust Street, Kansas City, MO 64106) for a total cost not to exceed \$21,812,538 for the North Side Community Recreation Center project, subsequently to be known as the Reichardt Community Recreation Center.

FISCAL IMPACT:

Amount: \$21,812,538

Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 52, Northside Community Recreation Center, BL135, Being: G.O. Bonds, Local Option Sales and Service Tax (LOSST), General Fund, and Private Funds

ADDITIONAL INFORMATION:

- On July 1, 2022, Senate File 183 established a new Chapter 26A of the Iowa Code, which allows and authorizes public improvement projects to be constructed under the Construction Manager at Risk (“CMR”, alternatively “CMaR”) project delivery method.
- CMR is defined in Iowa Code Chapter 26A as a sole proprietorship, partnership, corporation, or other legal entity that assumes the risk for construction, rehabilitation, alteration, or repair of a project and provides consultant services to the government entity in the project development and design phases, working collaboratively with the design professionals involved. A CMR project delivery method involves the negotiation of a GMP for the project with a construction manager who agrees to complete the project for the public entity-owner within the GMP. The GMP includes the cost of the construction work (including work performed by subcontractors and any self-performed work by the construction manager), plus the construction manager’s negotiated fee. CMR cannot be used on highway, bridge or culvert construction projects.

- City staff prepared and issued a Notice of Intent (NOI), Request for Qualifications (RFQ), and Request for Proposals (RFP) with the intention of being used to procure a CMR for the construction of the facility, which will subsequently be known as the Reichardt Community Recreation Center. J.E. Dunn Construction Company was selected to provide CMR services for this project based upon the selection criteria in the RFQ and RFP, as well as their demonstrated project approach, understanding, and related project experience.
- The Scope of Services performed by the Construction Manager under this Agreement for pre-construction services has included design review and constructability recommendations, scheduling, cost estimating, value engineering, construction bid packaging, and subcontractor and supplier procurement.
- An Interim GMP for long-lead time electrical equipment was approved by City Council on August 5, 2024, by Roll Call No. 24-1049, for an amount not to exceed \$273,082. This Interim GMP Amendment No. 1 allows for the early procurement of long lead time material, which is anticipated to save approximately one (1) month of construction time. The Interim GMP proposal also included two (2) allowances that would provide means for the Construction Manager to commence shop drawing review and early site setup once bids for the remainder of the project were obtained, in order to benefit the project's construction schedule and the timeline to open the new facility.
- The Construction Manager has assembled bid packages for the remainder of the scope to complete the construction project according to the complete construction plans and specifications. The Construction Manager posted an RFQ, evaluated qualifications, and issued bid documents to qualified subcontractors to submit a bid. The Construction Manager and City have opened, reviewed, and tabulated the bids. The following bidders have been deemed to be the lowest responsive, responsible bidders for their respective bid packages to be the Construction Manager's subcontractor for the associated scope of work:

Bid Package	Subcontractor
01A – Electrical Equipment	Tjaden Electric **[August 5, 2024]
03A – Building Concrete	Nehring Construction
03L – Precast Concrete	Enterprise Precast Concrete, Inc.
04A – Masonry	Seedorff Masonry, Inc.
05A – Structural Steel	TSF Structures
07E – Metal Panels	SGH Redglaze Holdings
07G – Membrane Roofing	For Sure roofing
08G – Glass & Glazing	Cable Glass dba Forman Ford
08H – Skylights (Add Alternate)	N/A (Alternate not accepted)
09A – Framing, Gyp, ACT, Doors/Frames, Specialties	1 st Interiors
09B – Painting	JC Toland
09C – Tile	Des Moines Marble and Mantel Company
09E – Wood Gym Flooring	Phillips Floors
09H – Resilient Flooring & Carpet	Phillips Floors
11E – Gymnasium Equipment	Skold Door & Floor Company
13D – Swimming Pools	Capri Pools and Aquatics
14A – Elevators	Schindler Elevator Corporation
21A – Fire Protection	Tri-City Fire Protection
23A – Plumbing, HVAC & Geothermal	Excel Mechanical

26A – Electrical and Low Voltage	Van Maanen Electric
31G – Earthwork, Utilities & Demolition	Elder Corporation
32B – Site Concrete	DeJear Corporation
32G – Landscaping	Country Landscapes, Inc.
32J – Futsal Court	Musco Sports Lighting

- The Construction Manager has prepared a GMP proposal for the complete scope of work for the Reichardt Community Recreation Center project, including the Cost of the Work, contingencies, and the Construction Manager’s Fee percentage as established in the RFP. This GMP Amendment No. 2 to the original Agreement requires Council action to allow the start of construction. This GMP Amendment No. 2 incorporates the prior agreed upon GMP Amendment No. 1, to ensure there is one (1) cumulative Guaranteed Maximum Price for the Project. The fiscal impacts stated for GMP Amendment No. 2 includes the previously approved fiscal impact from GMP Amendment No. 1.
- The primary mission of the project is “To serve community needs and provide opportunities for recreation through a vibrant design.” Project goals defined during the planning phase support this vision. The design reflects the collective vision of the community, and the project will be sustainable environmentally and economically.
 - The building program includes an indoor pool, gymnasium with elevated walking track, fitness rooms, community rooms, multipurpose spaces for innovative and flexible programming, and areas to support day-to-day operations, such as offices, lobby spaces, check-in areas, locker rooms, and building services.
 - Site improvements are associated with the building and include parking, stormwater management, walks, multipurpose paved trail, a futsal court, and site preparation for a playground area.
- Construction of the new facility is expected to begin on-site following Council approval and be substantially complete in spring 2026, with final site work being completed by summer 2026 after demolition of the existing Grubb YMCA building occurs.



PREVIOUS COUNCIL ACTION(S):

Date: August 5, 2024

Roll Call Number: [24-1049](#)

Action: [Approving](#) Guaranteed Maximum Price (GMP) Amendment 1 with J.E. Dunn Construction Company for CMR services for the North Side Community Recreation Center, not to exceed \$273,082. ([Council Communication No. 24-314](#)) Moved by Coleman to adopt. Second by Simonson. Motion Carried 6-0. Absent: Gatto.

Date: May 6, 2024

Roll Call Number: [24-0644](#)

Action: [Authorizing](#) and approving agreement with J.E. Dunn Construction Company for CMR for the North Side Community Recreation Center, with Pre-Construction Services, not to exceed \$60,518. ([Council Communication No. 24- 201](#)) Moved by Coleman to adopt; refer to the City Manager to schedule a work session on this process and provide evaluations of other projects where it has been used. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the Construction Manager and final acceptance of the work.

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