



# Fire Station 4 and 5 Guaranteed Maximum Price (GMP)

# Background

- August 2019 No-Tax Increase Bond initiative (\$12 Million)**  
Provided \$1.5 Million for an expansion ladder truck and \$10.5 million to rebuild fire stations 4 and 5
- March 2020 COVID Pandemic**
- February 2021 GLMV selected as architect for project**
- April 2021 McCown Gordon selected as the Construction Manager**
- July 2022 Project went out to bid based on 100% Design Development (DD)**

# Design and Budget Considerations

- **Budget challenges known from the start**
  - **Inflation/product and labor cost increases**
- **Design was limited to necessary components to allow for current use and best practices, as well as future ability to accept anticipated staffing increases.**

# Change in Process

- **Process used was Construction Manager at Risk (CMAR)**
  - **Differs from traditional design-bid-build model in that the contractor bids the project out and delivers a **Guaranteed Maximum Price** for the owner to *consider*.**
  - **The risk of cost escalation or overage is then on the construction manager, not the owner**
  - **Contractor is involved throughout the design process, advantage is that any change orders after construction should be less/minimal.**

# Budget formulation

- **Bond funding was \$10.5 Million for the project**
  - **Included land acquisition, architect and contractor design fees**
  - **Formulated from historical information on other recent projects**
    - **Station 2 (2010) cost \$205 sq/ft**
    - **Station 3 (2018) cost \$305 Sq/ft**
    - **Station 4 and 5 budget (2019) projected at \$405 Sq/ft**
    - **Architectural design services (station 3) \$333,300\***
  - **Land**

# Station 4 Design



# Station 4 Design



# Station 5 Design

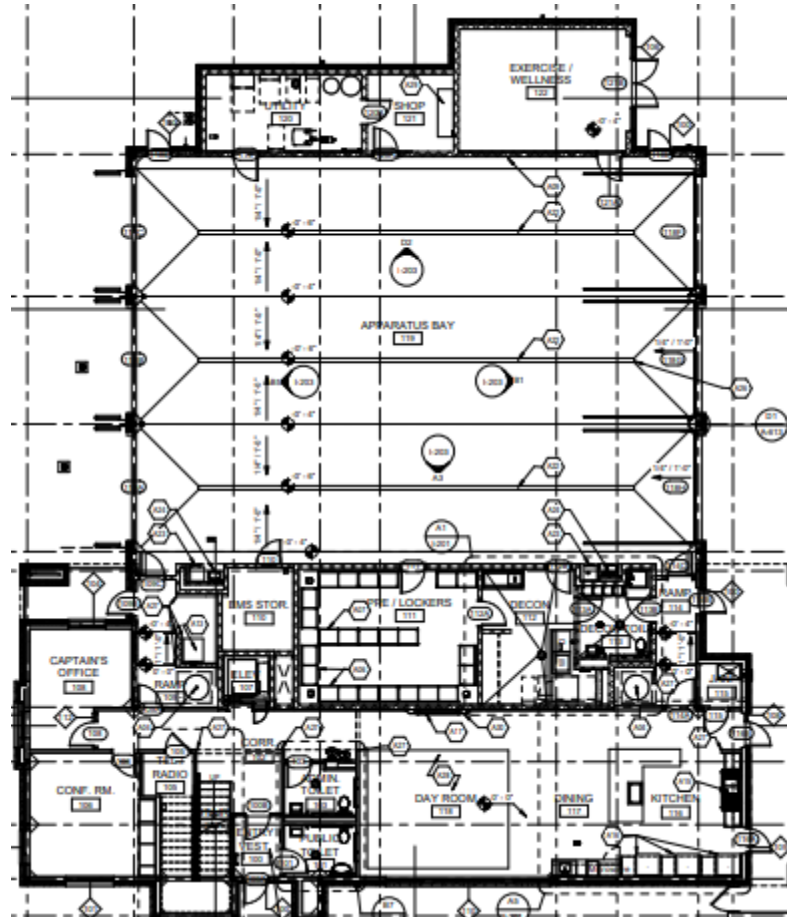




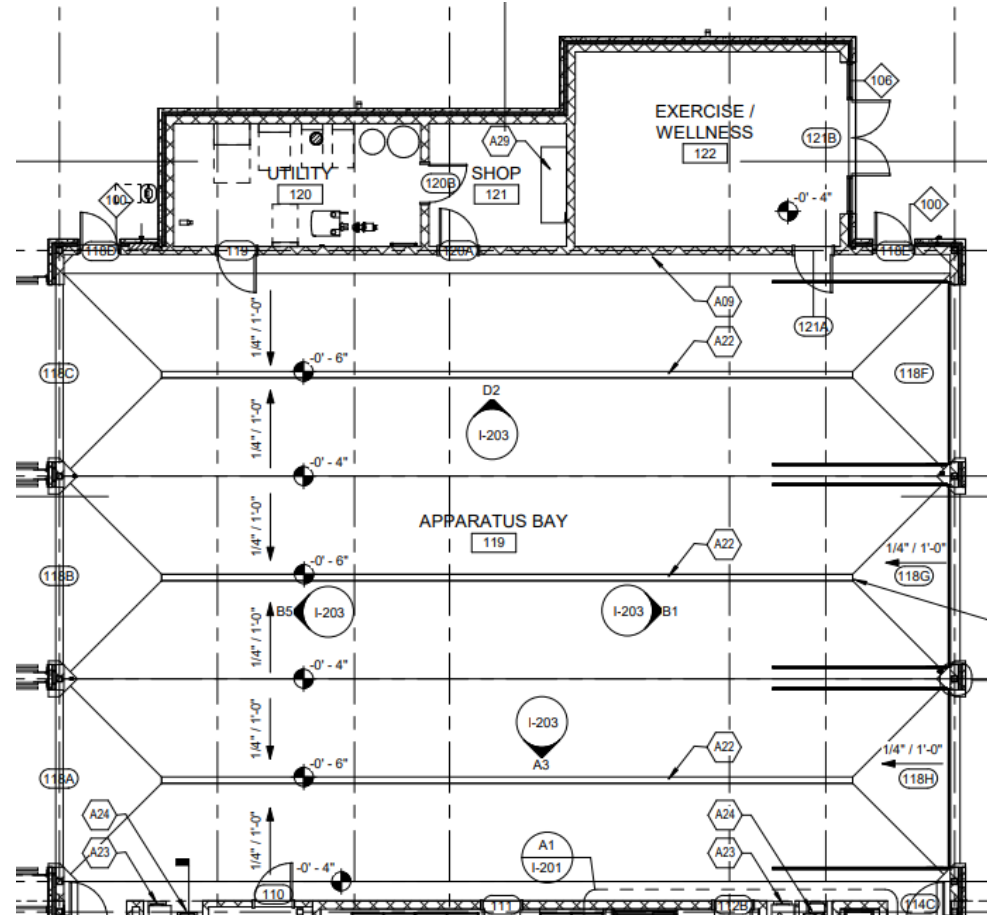
# Station 5 Design



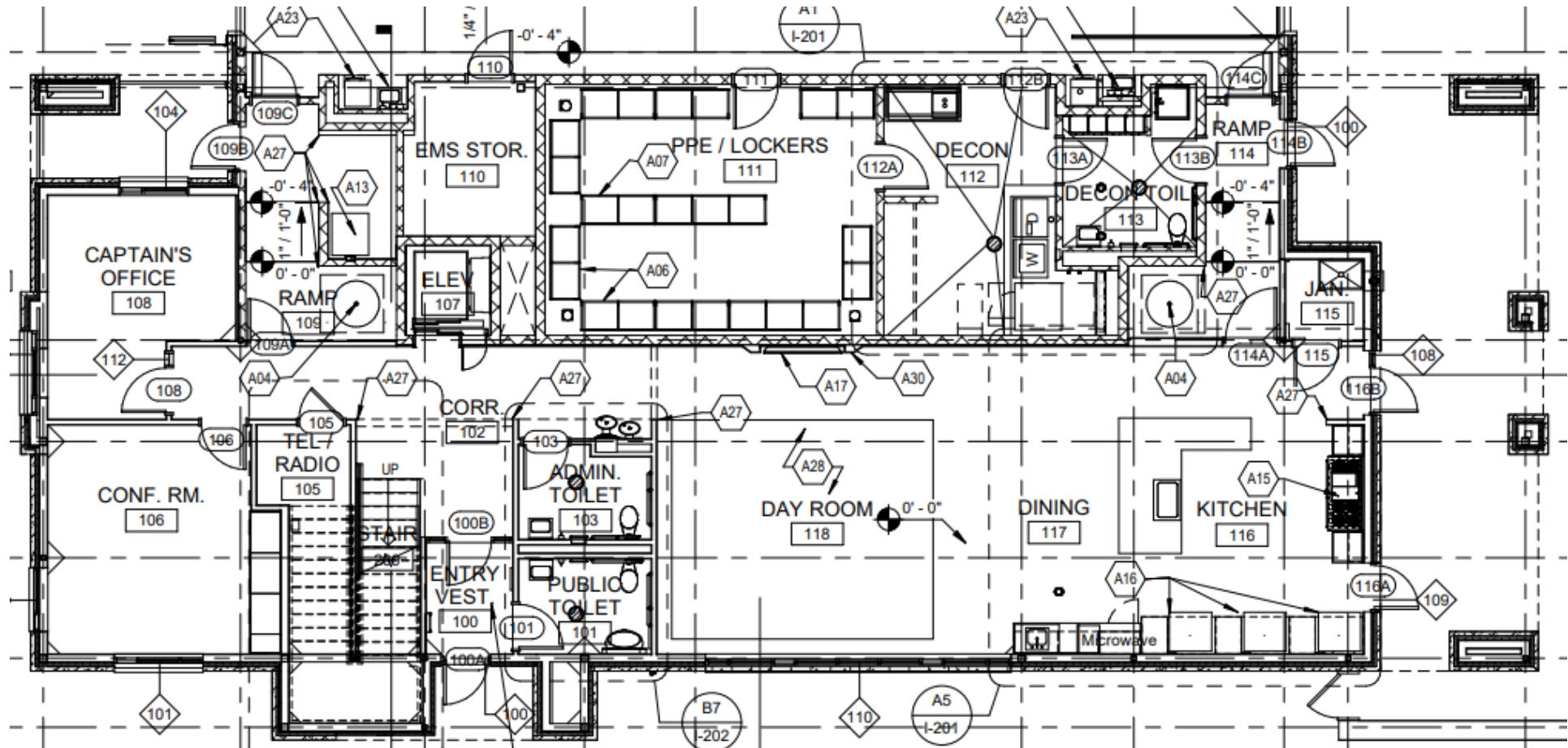
# Floor Plan and Use of Space



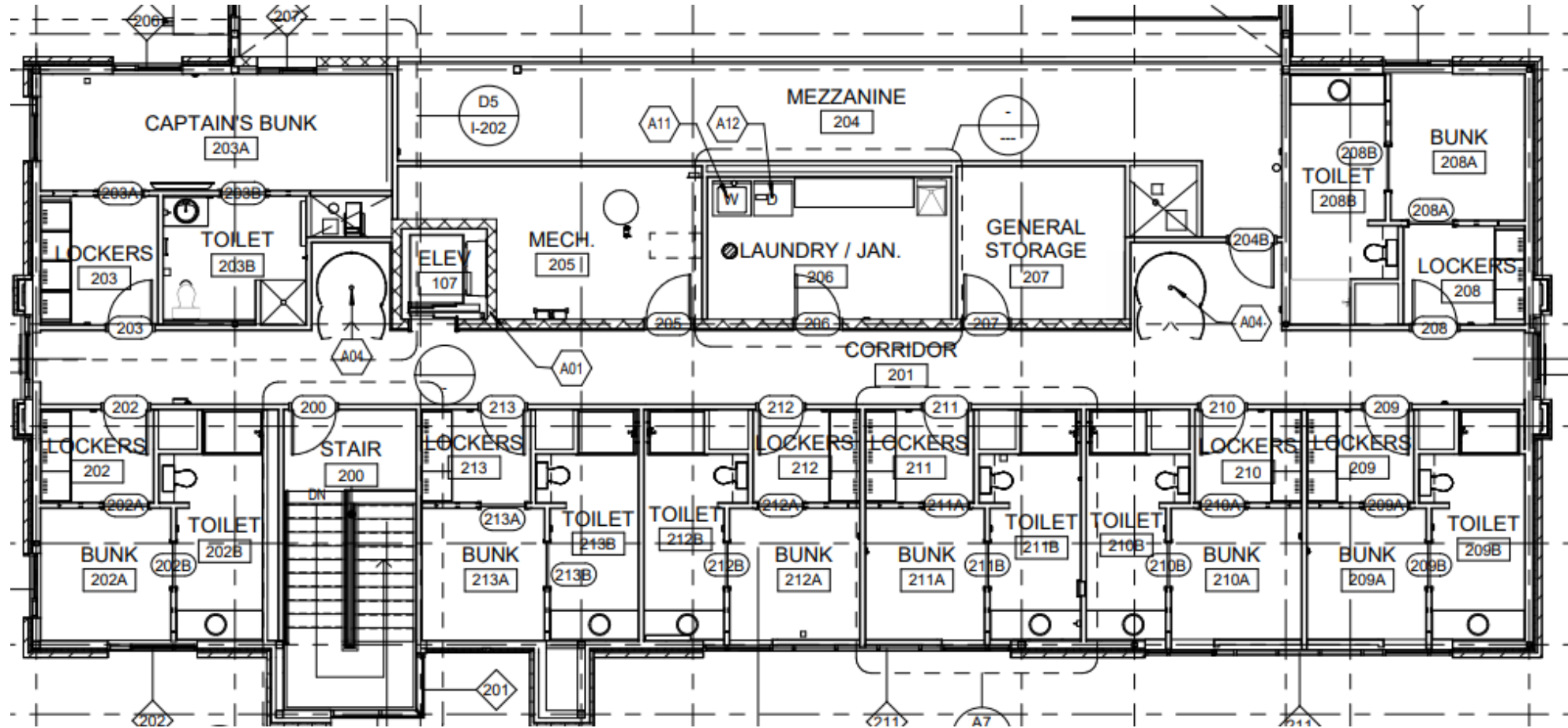
# Floor Plan and Use of Space



# Floor Plan and Use of Space



# Floor Plan and Use of Space



# Budget Details

- **Bond funding** **\$10.5 million**
- **Land**
  - **Station 4 and 5 properties** **\$1,195,000**
- **Soft Costs**
  - **Architectural fees** **\$665,980**
  - **Preconstruction Services** **\$20,000**

# Budget Details cont.

# GMP and Budget

- **GMP provided to City for consideration:** **\$16,796,594**
- **Project fund balance remaining after soft costs** **\$8,619,020**
- **Gap amount:** **\$8,177,574**
  - **Permitting Fees** **\$154,120**
- **Total** **\$8,331,694**
- **Finance and Budget Committee forwarding recommendation to the full City Council a budget amendment to fund the balance out of ARPA funds and from the general fund reserve.**



# Construction Milestones (Tentative Schedule)

- **Groundbreaking event anticipated in October 2022**
- **Contractor mobilization and construction start in November-December 2022**
- **Buildings enclosed May-June 2023**
- **Substantial completion and occupancy October- November 2023**

# Questions



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