



**A CONTINUED MEETING OF
THE CITY COUNCIL
APRIL 27, 2017, 12:00 NOON
LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

AGENDA

A. CALL TO ORDER

- 1. Resolution No. 17-025 - Addendum to Agreement with Ginno Construction for the City Hall remodel, setting Guaranteed Maximum Price
Pursuant to Council Action April 6, 2017**

2. Workshop for FY 2017-2018 Strategic Planning

- a. Introduction by: Jim Hammond, City Administrator and Troy Tymesen, Finance Director
- b. Department Head Presentations
- c. Council Question and Answer

B. ADJOURNMENT

NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 769-2231 at least 72 hours in advance of the meeting date and time.

STAFF REPORT

DATE: April 27, 2017

FROM: Renata McLeod, Municipal Services Director

SUBJECT: Approval of Guaranteed Maximum Price Amendment with Ginno Construction

DECISION POINT: Approve **Resolution No. 17-025** authorizing the Guaranteed Maximum Price Amendment to the CM/GC Agreement with Ginno Construction for the City Hall remodel project.

HISTORY: At the February 7, 2017 meeting the Council approved the CM/GC Agreement with Ginno Construction. On April 6, 2017 the City Council approved the final project scope for the City Hall remodel project. The Guaranteed Maximum Price Amendment set forth the final costs of the project. The amendment sets forth the amount of 1,907,600.00, which includes the add alternates 1-9, and up to \$20,000 for windows in the old Council Chambers. It does not include owner supplied materials, and contingency. The owner supplied materials includes the Access Control System security equipment (\$47,840), and contingency (\$78,750.00.) Again, Architect/Engineering fees will cost at total \$148,250.00. Setting the project budget at \$2,182,440.00 as discussed at the April 6, 2017 Council meeting.

FINANCIAL ANALYSIS: At its April 6, 2017 meeting, the Council agreed to fund the project through the sale of city properties and fund balance.

RECOMMENDATION: Approve **Resolution No. 17-025** authorizing the Guaranteed Maximum Price Amendment to the CM/GC Agreement with Ginno Construction for the City Hall remodel project.



April 3, 2017

Coeur d'Alene City Hall
Attn: Renata McLeod, Municipal Services Directory/City Clerk
710 East Mullan Ave.
Coeur d'Alene, ID 83814

Re: Cost for the Coeur d'Alene City Hall Remodel and Addition

Dear Renata,

Listed below are the Base Bid and Alternates for the above mentioned project.

Coeur d'Alene City Hall Base Bid Value: \$1,682,000

Alternate No. 1 – Cement Fiber Siding:	Add: \$63,600
Alternate No. 2 – Upper Level Glass Replacement:	Add: \$28,400
Alternate No. 3 – Lower Level Glass Replacement:	Add: \$9,600
Alternate No. 4 – Roof Top HVAC Unit:	Add: \$28,000
Alternate No. 5 – Exterior Painting Existing CMU:	Add: \$9,400
Alternate No. 6 – Lower Level Public Restrooms:	Add: \$35,400
Alternate No. 7 – Hydronic Piping:	Add: \$13,600
Alternate No. 8 – Main Floor Existing Single User Women's Restroom:	Add: \$8,000
Alternate No. 9 – Metal Canopies:	Add: \$9,600
Alternate No. 10 – Exterior Concrete Stairs:	Add: \$78,600

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Wells", written over a horizontal line.

Rich Wells
President



AIA[®]

Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

Coeur d'Alene City Hall Addition and Remodel
710 Mullan Avenue
Coeur d'Alene, ID 83814

THE OWNER:

(Name, legal status and address)

City of Coeur d'Alene
710 Mullan Avenue
Coeur d'Alene, ID 83814

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Rich Wells, Project Manager
Daryl Turner, Superintendent
Ginno Construction of Idaho, Inc.
3893 Schreiber Way
Coeur d'Alene, ID 83815

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed One Million Nine Hundred Seven Thousand Six Hundred Dollars (\$1,907,600.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.
(Provide below or reference an attachment.)

See attached Schedule of Values – Exhibit B

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Refer to attached List of Alternates – Exhibit C

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
Plywood Sheathing	\$4,000
New Exterior Windows in Legal	\$20,000

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

N/A

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Refer to attached Table of Contents for the Project Manual – Exhibit D

Section	Title	Date	Pages
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§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

Refer to attached Sheet Index – Exhibit E

Number	Title	Date
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§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

The following items are not included in the guaranteed maximum price, but are in the Owner's budget:
Owner's Contingency shall be \$78,750.00
Access Control Equipment to be provided by Owner \$47,840

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

October 20, 2017


<p>_____ OWNER (Signature)</p> <p>_____ (Printed name and title)</p>	<p style="text-align: center;"></p> <p>_____ CONSTRUCTION MANAGER (Signature)</p> <p style="text-align: center;"><i>Rich Wells, PRESIDENT</i></p> <p>_____ (Printed name and title)</p>
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Exhibit C

Coeur d'Alene City Hall Addition and Remodel

ADD ALTERNATES:

Alternate No. 1 – Cement Fiber Siding	\$63,600.00
Alternate No. 2 – Upper Level Glass Replacement	\$28,400.00
Alternate No. 3 – Lower Level Glass Replacement	\$9,600.00
Alternate No. 4 – Roof Top HVAC Unit	\$28,000.00
Alternate No. 5 – Exterior Painting Existing CMU	\$9,400.00
Alternate No. 6 – Lower Level Public Restrooms	\$35,400.00
Alternate No. 7 – Hydronic Piping	\$13,600.00
Alternate No. 8 – Main Floor Existing Single User Women's Restroom	\$8,000.00
Alternate No. 9 – Metal Canopies	\$9,600.00
Add Windows in New Legal Offices Not-To-Exceed	<u>\$20,000.00</u>
Total Alternates	\$225,600.00

Items NOT Included:

Owners Contingency	\$78,750.00
Access Control Equipment	\$47,840.00

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00100 INSTRUCTION TO BIDDERS.....	2
00200 INFORMATION AVAILABLE TO BIDDERS.....	1
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00400 "OR EQUAL" APPROVAL.....	1
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074213 METAL WALL PANELS (SOFFITS).....	7
074600 SIDING.....	3
075423 THERMOPLASTIC POLYOLEFIN (TPO) ROOFING.....	9
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096513	RESILIENT BASE AND ACCESSORIES	5
096519	RESILIENT TIEL FLOORING	4
096813	TILE CARPETING	5
099113	EXTERIOR PAINTING	6
099123	INTERIOR PAINTING	7

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DO NOT REPRODUCE THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF THE SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.



Prime Contract 1

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815
Phone: (208) 667-5560
Fax: (208) 665-0471

Project: 17-08 - CDA Hall Addition/Remodel
710 Mullan Avenue
Coeur d'Alene, Idaho 83814

CDA Hall Addition/Remodel Prime Contract

OWNER/CLIENT:	City of Coeur d'Alene 710 Mullan Ave. Coeur d'Alene, Idaho 83814	CONTRACTOR:	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene, Idaho 83815
ARCHITECT/ENGINEER:	Cory Trapp (Longwell + Trapp) 8382 Wayne Drive, Ste 204 Hayden, Idaho 83835	DATE CREATED:	04/21/ 2017
CONTRACT STATUS:	Draft	CREATED BY:	Tiffany Nater (Ginno Construction Company)
EXECUTED:	Yes	SIGNED CONTRACT RECEIVED DATE:	04/07/2017
START DATE:	04/24/2017	ESTIMATED COMPLETION DATE:	
DEFAULT RETAINAGE:	5.0%	ACTUAL COMPLETION DATE:	
DESCRIPTION:			
INCLUSIONS:			
EXCLUSIONS:			
ATTACHMENTS:			

#	COST CODE	DESCRIPTION	TYPE	AMOUNT
1	01-0001 - Bonds	Bonds	OTHER	\$ 17,600.00
2	01-0002 - Liability Insurance	Liability Insurance	OTHER	\$ 11,400.00
3	01 - GENERAL REQUIREMENTS	General Requirements	OTHER	\$ 120,400.00
4	02-4119 - Selective Building Demolition	Selective Building Demolition	OTHER	\$ 68,490.00
5	02-8200 - Asbestos Remediation	Asbestos Remediation	OTHER	\$ 3,565.00
6	03-2000 - Concrete Reinforcing	Concrete Reinforcing	OTHER	\$ 8,000.00
7	03-3100 - Structural Concrete-Foundation	Structural Concrete-Foundation	OTHER	\$ 17,735.00
8	03-3500 - Place & Finish Slab-On-Grade	Place & Finish Slab-On-Grade	OTHER	\$ 7,860.00
9	04-2200 - C.M.U. Masonry	C.M.U. Masonry	OTHER	\$ 67,018.00
10	05-1200 - Structural Steel Framing	Structural & Misc Steel	OTHER	\$ 41,901.00
11	06-1000 - Rough Carpentry	Rough Carpentry	OTHER	\$ 27,500.00
12	06-4000 - Architectural Casework	Architectural Casework	OTHER	\$ 72,730.00
13	07-2100 - Thermal Insulation	Thermal Insulation	OTHER	\$ 3,839.00
14	07-4646 - Fiber-Cement Siding	Fiber-Cement Siding	OTHER	\$ 20,000.00
15	07-5000 - Membrane Roofing	Membrane Roofing	OTHER	\$ 23,925.00
16	07-6000 - Flashings & Sheet Metal	Flashings & Sheet Metal	OTHER	\$ 22,700.00
17	08-1113 - Hollow Metal Doors & Frames	Hollow Metal/Wood Doors & Frames	OTHER	\$ 61,875.00
18	08-3500 - Folding Doors & Grilles	Elevator Smoke Doors	OTHER	\$ 5,900.00
19	08-4113 - Entrances & Storefronts	Entrances, Storefronts, Windows, & Glazing	OTHER	\$ 72,832.00
20	08-7100 - Door Hardware	Door Hardware	OTHER	\$ 7,075.00
21	09-2200 - Light Gauge Mtl Framing & GWB	Light Gauge Mtl Framing & GWB	OTHER	\$ 85,525.00



Prime Contract 1

22	09-5100 - Acoustical Ceilings	Acoustical Ceilings	OTHER	\$ 52,000.00
23	09-6000 - Flooring	Flooring	OTHER	\$ 51,000.00
24	09-9100 - Painting	Painting	OTHER	\$ 36,975.00
25	10-1400 - Signage	Signage	OTHER	\$ 8,700.00
26	10-2113 - Toilet Compartments	Toilet Compartments	OTHER	\$ 9,500.00
27	10-2800 - Toilet, Bath, & Laundry Acc.	Toilet, Bath, & Laundry Acc.	OTHER	\$ 2,050.00
28	10-7500 - Flagpoles	Flagpole Labor, Knox Box, & Misc Specialties	OTHER	\$ 1,750.00
29	11-3000 - Residential Equipment	Residential Appliances	OTHER	\$ 1,500.00
30	14-2000 - Elevators	Elevators	OTHER	\$ 60,780.00
31	22-1000 - Plumbing	Plumbing	OTHER	\$ 175,000.00
32	23-1000 - HVAC	HVAC	OTHER	\$ 183,600.00
33	26-1000 - Electrical	Electrical	OTHER	\$ 380,380.00
34	31-1000 - Earthwork	Earthwork	OTHER	\$ 13,000.00
35	32-1216 - Asphalt Paving	Asphalt Paving	OTHER	\$ 3,000.00
36	32-1313 - Concrete Paving	Concrete Paving	OTHER	\$ 6,150.00
37	32-1723 - Pavement Markings	Pavement Markings	OTHER	\$ 845.00
38	50-1000 - Contractor Fee	Contractor Fee	OTHER	\$ 133,500.00
39	55-1000 - Contingency	CCD #001 - Exterior Windows - Interior Glazing	OTHER	\$ 20,000.00
			Grand Total:	\$1,907,600.00

Cory Trapp (Longwell + Trapp)
8382 Wayne Drive, Ste 204
Hayden, Idaho 83835

City of Coeur d'Alene
710 Mullan Ave.
Coeur d'Alene, Idaho 83814

Ginno Construction Company
3893 North Schreiber Way
Coeur d'Alene, Idaho 83815

SIGNATURE

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