

CITY OF  
**WASILLA**  
 • ALASKA •

Council Action:	
Approved: <input checked="" type="checkbox"/>	Denied: <input type="checkbox"/>
Date of Action: 3/11/19	
Verified by: <i>[Signature]</i>	

**CITY COUNCIL ACTION MEMORANDUM**

**AM No. 19-09: Contract Award to Collins Construction in the amount of \$2,453,394 for the New Wasilla Police Station Construction Services Phase 1.**

Originator: Public Works Director  
 Date: March 1, 2019

Agenda of: March 11, 2019

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	3/1/19
X	Police Chief	<i>[Signature]</i>	3/4/19
X	Finance Director	<i>[Signature]</i>	3/1/19
X	Deputy Administrator	<i>[Signature]</i>	3/1/19
X	City Clerk	<i>[Signature]</i>	3/4/19

Reviewed by Mayor Bert L. Cottle: *[Signature]* 3/1/2019

**Fiscal Impact:**  yes      **Funds Available:**  yes      \$2,453,394  
**Account name/number:** New Police Station/110-4210-420.45-40  
**Attachments:** Guaranteed Maximum Price Contract Admenment (8 pages)

**Summary Statement:** This contract award is for the first phase of construction through the Construction Manager/General Contractor services contract initially awarded to Collins Construction through Action Memorandum No. 18-47. Construction services for phase 1 include site work, foundation, and structural steel. McCool Carlson Green continues working with Collins Construction advancing the remainder of the plans from 65 percent to 95 percent in preparation for awarding phase 2 of construction services.

**Staff Recommendation:** Adopt AM No.19-09.

**Guaranteed Maximum Price Amendment**

**March 1, 2019**

for the following PROJECT:

«Wasilla Police Station»  
«Wasilla, Alaska»

THE OWNER:

Archie Giddings, Public Works Director  
City of Wasilla  
290 East Herning Ave

THE CONSTRUCTION MANAGER:

Collins Construction  
1075 Check St.  
Suite 104  
Wasilla, AK 99654

**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 Two million, four hundred and fifty three thousand, three hundred and ninety four dollars and zero cents (\$ 2,453,394.00 ), 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 Exhibit A

§ 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.)*

None

§ 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)
Not Used	

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

None

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

Document	Title	Date	Pages
AIA 133-2009	Standard Form of Agreement between Owner and Construction Manager as Constructor General Conditions of the Contract for Construction	Dec. 11, 2018	18
AIA A201-2-17		March 1, 2019	39

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:

Technical Specifications: Package One  
 Site, Foundation and Steel Procurement  
 February 13, 2019

DIVISION 01 - GENERAL REQUIREMENTS  
 01 11 00 SUMMARY OF WORK  
 01 22 00 UNIT PRICES  
 01 23 00 ALTERNATES AND COST OPTIONS  
 01 26 00 CONTRACT MODIFICATION PROCEDURES  
 01 29 76 PROGRESS PAYMENT PROCEDURES  
 01 31 00 PROJECT MANAGEMENT AND COORDINATION  
 01 32 16 CONSTRUCTION PROGRESS SCHEDULE  
 01 33 00 SUBMITTAL PROCEDURES  
 01 40 00 QUALITY REQUIREMENTS  
 01 42 18 REFERENCE STANDARDS AND DEFINITIONS  
 01 50 00 TEMPORARY FACILITIES AND CONTROLS  
 01 60 00 PRODUCT REQUIREMENTS  
 01 63 50a SUBSTITUTION REQUEST FORM  
 01 70 50 CERTIFICATE OF COMPLIANCE  
 01 77 00 CLOSEOUT PROCEDURES  
 01 78 23 OPERATIONS AND MAINTENANCE DATA  
 01 78 36 WARRANTIES

DIVISION 02 – EXISTING CONDITIONS

02 41 00 SITE DEMOLITION

DIVISION 03 – CONCRETE

03 30 00 CAST-IN-PLACE CONCRETE

DIVISION 05 – METALS

05 12 00 STRUCTURAL STEEL FRAMING

05 21 00 STEEL JOIST FRMAING

05 31 00 STEEL DECKING

05 40 00 COLD FORMED METAL FRAMING

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 11 00 DAMPPROOFING

DIVISION 10 - SPECIALTIES

10 14 53 TRAFFIC SIGNAGE

DIVISION 31 – EARTHWORK

31 11 00 CLEARING AND GRUBBING

31 20 00 EARTH MOVING

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 10 00 BASES, BALLASTS, AND PAVING

32 16 00 CURBS AND GUTTERS

32 17 23 PAVEMENT MARKINGS

32 31 13 CHAIN LINK FENCES AND GATES

DIVISION 33 – UTILITIES

33 10 00 WATER UTILITIES

33 30 00 SANITARY SEWERAGE UTILITIES

**§ A.1.1.8** The Guaranteed Maximum Price is based upon the following Drawings:

PACKAGE ONE SITE, FOUNDATION AND STEEL PROCUREMENT DATED 2/13/2019

G001 COVER SHEET (PACKAGE ONE)  
C100 NOTES LEGEND AND ABBREVIATIONS  
C101 CIVIL PLAN  
C101 SURVEY CONTROL AND EXISTING CONDITIONS  
C102 DEMOLITION PLAN  
C200 SITE LAYOUT OVERVIEW  
C201 SITE LAYOUT  
C202 SITE LAYOUT  
C203 COORDINATE LAYOUT  
C204 COORDINATE LAYOUT  
C300 GRADING PLAN OVERVIEW  
C301 GRADING PLAN  
C302 GRADING PLAN  
C400 SITE SECTIONS  
C500 WATER PLAN & PROFILE  
C600 WATER PLAN & PROFILE  
C700 DETAILS  
C701 DETAILS

**ARCHITECTURAL**

A620 FOUNDATION DETAILS

**STRUCTURAL**

S101 DESIGN CRITERIA  
S102 SPECIAL INSPECTIONS  
S103 SPECIAL INSPECTIONS OF STEEL  
S104 SPECIAL INSPECTIONS OF SEISMIC RESISTING SYSTEMS  
S111 CONCRETE REINFORCING SCHEDULES AND TYPICAL DETAILS  
S112 PIERS AND BASEPLATES  
S121 STRUCTURAL STEEL SCHEDULES AND TYPICAL DETAILS  
S122 STEEL JOIST SCHEDULES AND TYPICAL DETAILS  
S123 STEEL DECK SCHEDULES AND TYPICAL DETAILS  
S131 TYPICAL WOOD DETAILS  
S200 OVERALL FOUNDATION PLAN  
S201 FOUNDATION PLAN - AREA A  
S202 FOUNDATION PLAN - AREA B  
S210 OVERALL SLAB PLAN  
S211 SLAB PLAN - AREA A  
S212 SLAB PLAN - AREA B  
S220 OVERALL SECOND FLOOR FRAMING  
S221 SECOND FLOOR FRAMING PLAN

- S230 OVERALL LOW ROOF FRAMING PLAN
- S231 LOW ROOF FRAMING PLAN - AREA A
- S232 LOW ROOF FRAMING PLAN - AREA B
- S240 OVERALL HIGH ROOF FRAMING
- S241 HIGH ROOF FRAMING PLAN - AREA A
- S242 HIGH ROOF FRAMING PLAN - AREA B
- S301 BRACED FRAME ELEVATIONS
- S302 BRACED FRAME ELEVATIONS
- S303 BRACED FRAME ELEVATIONS
- S304 BRACED FRAME DETAILS
- S305 BRACED FRAME AND CANOPY DETAILS
- S401 FOUNDATION DETAILS
- S501 LOW FRAMING DETAILS
- S601 ROOF FRAMING DETAILS
- S701 SIDE SMALL CANOPY PLANS AND SECTIONS

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:

None

**ARTICLE A.2**

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

July 29, 2019

\_\_\_\_\_  
**OWNER** *(Signature)*

\_\_\_\_\_  
**CONSTRUCTION MANAGER** *(Signature)*

\_\_\_\_\_  
Bert L. Cottle, Mayor, City of Wasilla  
*(Printed name and title)*

\_\_\_\_\_  
Greg Waisanen, Collins Construction  
*(Printed name and title)*

## EXHIBIT A

65% CIVIL STRUCTURAL

12:51 PM2/25/2019

<b>B Wasilla Police Department 65% Civil Structural</b>						
		<b>MATERIAL</b>	<b>LABOR</b>	<b>SUBCONS</b>	<b># FRT</b>	<b>TOTAL</b>
<b>DIVISION 1</b>						
	PROJECT MANAGEMENT	\$18,176				
	ON SITE SUPERVISION		\$52,920			
	PRINTING	\$4,000				
	OFFICE	\$10,000				
	DOL	\$5,000				
	BOND	\$21,000				
	GL INSURANCE	\$11,925				
	BUILDERS RISK	\$12,500				
	SUBMITTAL EXCHANGE	\$5,700				
	Quality Control	PM				
	CRANE	N/A				
	MOB/DEMOB	\$3,000				
	EQUIPMENT RENT	\$12,300				
	SMALL TOOLS	\$3,640				
	JOB UTILITIES	\$3,030				
	TEMP HEAT	N/A				
	INTERM CLEANING		\$9,600			
	FINAL CLEAN	N/A				
	SAFETY/TEMP. FENCING	\$3,500	\$6,400			
	CLOSEOUT	N/A				
	TRAINING	N/A				
	WASTE	\$3,292				
	TESTING	BY OWNER				
	<b>TOTAL</b>	<b>\$117,063</b>	<b>\$68,920</b>	<b>\$0</b>		<b>\$185,983</b>
<b>DIVISION 31 11 00 - 33 30 00</b>						
	2200 SWWP	\$3,200	\$4,000	\$4,200		
	SURVEY/GPS EQUIPMENT			\$27,800		
	MOB / DEMOB CIVIL			\$19,826		
	SITE DEMO			\$21,385		
	SITE CLEARING	INC.				
	EARTHWORK			\$139,926		
	NFS IMPORT			\$84,809		
	WATER SYSTEM			\$62,631		
	SEWER SYSTEM			\$55,177		
	STORM DRAIN			\$12,629		
	WELL AND PUMP	N/A				
	FOUNDATION EX./BACKFILL/SLAB PREP			\$77,166		
	GRADING			\$39,071		
	SITE REBAR	\$4,031	\$1,280			
	CURB/GUTTER/SIDEWALKS	\$11,310	\$19,655			
	SNOW MELT FOAM	\$65,544	\$640			
	SEAT WALL	\$5,314	\$9,600			
	EQUIPMENT PADS	\$800	\$1,280			



	BOLLARDS	\$13,500	\$1,920	\$2,300	
	LIGHT POLE BASES	N/A			
	PAVING / STRIPING	\$3,500		\$71,671	
	FLAG POLES				
	SITE FURNISHINGS	N/A			
	FENCING			\$29,438	
2820	SITE SIGNAGE	\$3,750	\$1,344	\$2,000	
2900	LANDSCAPING				
	<b>TOTAL</b>	<b>\$110,949</b>	<b>\$39,719</b>	<b>\$650,029</b>	<b>\$800,697</b>
<b>DIVISION 3</b>					
3200	REBAR	\$45,840	\$35,805		
3300	CAST IN PLACE	\$42,380	\$48,000		
	CANOPY FOOTING	\$8,140	\$11,520		
	FORM MATERIALS	\$4,882			
	COLUMN POUR BACKS	\$1,820	\$2,560		
	SLAB FOAM AND VAPOR BARRIER	\$32,833	\$7,680		
	PUMP			\$9,888	
	ICF FORMS	\$17,880			
	SLAB VAPOR BARRIER	\$3,037			
	SLAB CUT		\$2,660		
	SLAB REINFORCEMENT	INC.			
	SLAB PLACE AND FINISH	\$43,160	\$17,280	\$25,600	
	<b>TOTAL</b>	<b>\$199,972</b>	<b>\$125,505</b>	<b>\$35,488</b>	<b>\$360,965</b>
<b>DIVISION 4</b>					
4200	UNIT MASONRY	nic			
	<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>DIVISION 5</b>					
5120	METAL STUDS EXTERIOR	N/A			
	ERECTION		\$1,280	\$190,000	
	ANCHOR BOLTS	\$4,800	\$60		
	STRUCTURAL STEEL			\$648,000	
	FREIGHT STRUCTURAL STEEL	INC			
	JOIST AND DECK	\$121,712			
	FREIGHT JOIST AND DECK	\$25,936			
	ENTRY GRATING				
	ROOF LADDERS	\$5,600			
	METAL STAIRS / RAILS			\$14,000	
	<b>TOTAL</b>	<b>\$158,048</b>	<b>\$1,340</b>	<b>\$852,000</b>	<b>\$1,011,388</b>
<b>DIVISION 6</b>					
6100	ROUGH CARPENTRY				
	INTERIOR ARCHITECTURAL WOODWORK				
	<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>DIVISION 7</b>					

7210	FOUNDATION INSULATION/DAMPROOF JOINT SEALANTS					
	<b>TOTAL</b>	\$0	\$0	\$0		\$0
<b>DIVISION 8</b>						
8110	STANDARD STEEL DOORS & FRAMES FINISH HARDWARE					
	<b>TOTAL</b>	\$0	\$0	\$0		\$0
<b>DIVISION 9</b>						
9250	GYPSUM PAINTING					
	<b>TOTAL</b>	\$0	\$0	\$0		\$0
<b>DIVISION 10</b>						
	SIGNS TOILET ACC					
	<b>TOTAL</b>	\$0	\$0	\$0		\$0
<b>DIVISION 11</b>						
11190						
11550						
	<b>TOTAL</b>	\$0	\$0	\$0		\$0
<b>DIVISION 12</b>						
12300						
12494						
	<b>TOTAL</b>	\$0	\$0	\$0		\$0
<b>DIVISION 13</b>						
	<b>TOTAL</b>	\$0	\$0	\$0		\$0
<b>DIVISION 14</b>						
	ELEVATOR					
	<b>TOTAL</b>	\$0	\$0	\$0		\$0
<b>DIVISION 15</b>						
	MECHANICAL SPINKLER DDC TEMP. MECH. CONNECTIONS					



	<b>TOTAL</b>	\$0	\$0	\$0	\$0
	<b>VISION 16</b>				
	ELECTRICAL				
	IWBS				
	TEMP ELEC.				
	<b>TOTAL</b>	\$0	\$0	\$0	\$0
	<b>TOTAL ALL COLUMNS</b>	<b>\$586,032</b>	<b>\$235,484</b>	<b>\$1,537,517</b>	<b>\$2,359,033</b>
	<b>PROFIT</b>				<b>\$94,361</b>
	<b>TOTAL</b>				<b>\$2,453,394</b>