

CITY OF

WASILLA

• ALASKA •

Council Action:

Approved:

Denied:

Date of Action:

5/16/19

Verified by:

[Handwritten Signature]

CITY COUNCIL ACTION MEMORANDUM

AM No. 19-19: Approving a Contract Amendment to Collins Construction in the amount of \$7,095,716 for the New Wasilla Police Station Construction Services Phase 2.

Originator: Public Works Director

Date: May 8, 2019

Agenda of: May 16, 2019

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	5/8/19
X	Police Chief	<i>[Signature]</i>	5/8/19
X	Finance Director	<i>[Signature]</i>	5-8-19
X	Deputy Administrator	Signature unavailable	5/8/19
X	City Clerk	<i>[Signature]</i>	5/8/19

Reviewed by Mayor Bert L. Cottle:

[Signature] for Mayor Cottle

Fiscal Impact: yes

Funds Available: yes

\$2,000,000 Fiscal Year 2019

\$5,095,716 Fiscal Year 2020

Account name/number: New Police Station/110-4210-420.45-40

Attachments: Guaranteed Maximum Price Contract Amendment (10 pages)

Summary Statement: This contract amendment is for phase 2 construction services, which is the balance of construction contract for the new police station through the Construction Manager/General Contractor services contract with Collins Construction. The phase 1 construction services contract was awarded to Collins Construction through Action Memorandum No. 19-09 on March 11, 2019, that included site work, foundation, and structural steel.

The total gross floor area of the new police station is 21,078 square feet that includes garage space for 6 vehicles, a sally port for prisoner intake, patrol room, training room, fitness room, locker rooms, backup dispatch, offices for the police chief, lieutenants, detectives, patrol sergeants, a break room, a reception area for the public, and other spaces for support staff and storage. Substantial completion is scheduled for March 15, 2020. Installation of furniture, fixtures and equipment is planned for the following six weeks with occupancy to begin on May 1, 2020.

Staff Recommendation: Adopt AM No.19-19.

Guaranteed Maximum Price Amendment

May 8, 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 Seven million, ninety five thousand, seven hundred and sixteen dollars and zero cents (\$ 7,095,716.00), 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)
Monument Sign	\$29,000
Metal Patch on Landscape Wall	\$8,000

§ 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	Dec. 11, 2018	18
AIA A201-2-17	General Conditions of the Contract for Construction	March 1, 2019	39

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
Technical Specifications: Package Two
April 15, 2019

DIVISION 01 - GENERAL REQUIREMENTS

01 11 00 SUMMARY OF WORK
01 21 00 ALLOWANCES
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 03 – CONCRETE

03 30 00 CAST-IN-PLACE CONCRETE

DIVISION 04 – MASONRY

04 85 10 EXTERIOR STACKED STONE VENEER

DIVISION 05 – METALS

05 40 00 COLD FORMED METAL FRAMING
05 52 00 HANDRAILS AND GUARDRAILS

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

06 10 00 ROUGH CARPENTRY
06 20 10 FINISH CARPENTRY AND ARCHITECTURAL WOODWORK
06 41 16 LAMINATE FACED CABINETS

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 21 10	BUILDING INSULATION
07 26 00	VAPOR RETARDERS
07 27 10	AIR AND WATER BARRIERS
07 42 10	METAL SOFFIT PANELS
07 42 53	EXPOSED FASTENER ALUMINUM PANELS
07 46 40	FIBER CEMENT WALL PANELS
07 53 20	ADHERED EPDM ROOFING SYSTEM
07 62 10	FLASHING AND TRIM
07 72 33	ROOF HATCHES
07 84 00	FIRESTOPPING
07 92 00	JOINT SEALANTS

DIVISION 08 – OPENINGS

08 11 13	HOLLOW STEEL DOORS AND FRAMES
08 14 00	WOOD DOORS
08 31 00	ACCESS DOORS
08 36 13	OVERHEAD SECTIONAL DOORS
08 41 10	ALUMINUM ENTRANCES
08 42 31	POWER OPEN SWING DOOR OPERATORS
08 54 13	FIBERGLASS WINDOWS
08 56 53	SECURITY TRANSACTION WINDOW
08 71 10	DOOR HARDWARE
08 91 19	WALL LOUVERS

DIVISION 09 – FINISHES

09 21 16	GYPSUM BOARD ASSEMBLIES
09 30 13	TILING
09 51 00	ACOUSTICAL CEILING SYSTEMS
09 65 00	RESILIENT FLOORING
09 67 13	EPOXY COATING
09 68 00	CARPETING
09 72 00	WALL COVERINGS
09 91 00	PAINTING

DIVISION 10 - SPECIALTIES

10 11 10	MARKERBOARDS AND TACKBOARDS
10 14 00	SIGNAGE
10 21 13	METAL TOILET COMPARTMENTS
10 26 13	WALL CORNER GUARDS
10 26 23	PROTECTIVE WALL COVERINGS
10 28 13	TOILET ACCESSORIES
10 44 16	FIRE EXTINGUISHERS
10 51 10	METAL LOCKERS
10 51 13	METAL EVIDENCE LOCKERS
10 75 00	FLAGPOLES

DIVISION 11 – EQUIPMENT

11 19 16	GUN LOCKERS
11 31 00	RESIDENTIAL APPLIANCES

DIVISION 12 - FURNISHING

12 93 00 Site Furnishings

DIVISION 20 – MECHANICAL

20 00 00 MECHANICAL GENERAL REQUIREMENTS
20 05 13 COMMON MOTOR REQUIREMENTS
20 05 29 MECHANICAL HANGERS AND SUPPORT
20 05 53 MECHANICAL IDENTIFICATION
20 05 56 INTERIOR TRENCH EXCAVATION AND BACKFILL
20 07 00 MECHANICAL INSULATION
20 08 00 MECHANICAL COMMISSIONING

DIVISION 21 – FIRE SUPPRESSION

21 10 00 WATER BASED FIRE SUPPRESSION SYSTEMS

DIVISION 22 – PLUMBING

22 11 00 DOMESTIC WATER PIPING AND SPECIALTIES
22 13 00 SANITARY WASTE AND VENT PIPING AND SPECIALTIES
22 14 00 STORM DRAINAGE PIPING AND SPECIALTIES
22 34 36 NATURAL GAS FIRED WATER HEATERS
22 40 00 PLUMBING FIXTURES

DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

23 01 31 DUCT CLEANING
23 05 93 TESTING, ADJUSTING AND BALANCING
23 11 23 FUEL GAS PIPING AND SPECIALTIES
23 21 13 HYDRONIC PIPING AND SPECIALTIES
23 21 23 HYDRONIC PUMPS
23 31 00 DUCTS AND ACCESSORIES
23 34 00 HVAC FANS
23 36 00 AIR TERMINAL UNITS
23 37 00 AIR OUTLETS AND INLETS
23 52 16 CONDENSING BOILERS AND ACCESSORIES
23 74 13 PACKAGED ROOFTOP UNITS
23 82 00 TERMINAL HEATING AND COOLING UNITS
23 83 16 RADIANT FLOOR HEATING EQUIPMENT
23 83 18 SNOW MELTING EQUIPMENT

DIVISION 25 – INTEGRATED AUTOMATION

25 30 00 BUILDING AUTOMATION SYSTEM FIELD DEVICES
25 40 00 VARIABLE SPEED DRIVES
25 50 00 BUILDING AUTOMATION SYSTEM
25 90 00 SEQUENCE OF OPERATIONS

DIVISION 26 – ELECTRICAL

26 00 00 ELECTRICAL GENERAL REQUIREMENTS
26 05 19 LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
26 05 33	RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS
26 05 53	IDENTIFICATION FOR ELECTRICAL SYSTEM
26 08 00	ELECTRICAL COMMISSIONING
26 09 43	NETWORK LIGHTING CONTROLS
26 24 16	PANELBOARDS
26 27 26	WIRING DEVICES
26 28 00	LOW VOLTAGE CIRCUIT PROTECTIVE DEVICES
26 28 16	ENCLOSED SWITCHES AND CIRCUIT BREAKERS
26 29 00	LOW VOLTAGE CONTROLLERS
26 29 16	ENCLOSED CONTRACTORS
26 32 13	DIESEL ENGINE DRIVEN GENERATOR SETS
26 36 23	AUTOMATIC TRANSFER SWITCHES
26 43 00	SURGE PROTECTIVE DEVICES
26 50 00	LIGHTING FIXTURES

DIVISION 27 – COMMUNICATIONS

27 05 36	CABLE TRAY FOR ELECTRICAL SYSTEMS
27 20 10	TELECOM DISTRIBUTION SYSTEM (TDS)
27 20 20	TELECOM OPTICAL FIBER DISTRIBUTION

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

28 13 00	SECURITY ACCESS SYSTEM
28 23 10	IP CLOSED CIRCUIT TELEVISION SYSTEM
28 31 00	ADDRESSABLE FIRE ALARM SYSTEM

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 90 00	PLANTING GENERAL
32 91 00	PLANTING SOIL
32 92 00	LAWNS AND GRASSES
32 93 00	EXTERIOR PLANTS
32 97 00	LANDSCAPE MAINTENANCE

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

PACKAGE TWO 100%GMP PRICING

GENERAL

G002 COVER SHEET (PACKAGE TWO)
G010 ABBREVIATIONS
G020 CODE PLAN AND SUMMARY

LANDSCAPE

L101 CODE ANALYSIS
L102 MULCH AND SEEDING PLAN
L103 LANDSCAPE PLAN - NORTH
L104 LANDSCAPE PLAN - SOUTH
L501 DETAILS
L502 DUMPSTER DETAILS

ARCHITECTURAL

A101 VERTICAL ASSEMBLY TYPES

A102 HORIZONTAL ASSEMBLY TYPES
A201 REFERENCE FLOOR PLAN - LEVEL 1
A202 REFERENCE FLOOR PLAN - LEVEL 2
A203 ROOF PLAN
A211 FLOOR PLAN - LEVEL 1 - AREA A
A212 FLOOR PLAN - LEVEL 1 - AREA B
A221 DIMENSION PLAN - LEVEL 1 - AREA A
A222 DIMENSION PLAN - LEVEL 1 - AREA B
A301 ENLARGED PLANS
A401 EXTERIOR ELEVATIONS
A402 EXTERIOR ELEVATIONS
A501 BUILDING SECTIONS
A502 BUILDING SECTIONS
A601 WALL SECTIONS
A602 WALL SECTIONS
A603 WALL SECTIONS
A604 WALL SECTIONS
A621 EXTERIOR DETAILS
A622 EXTERIOR DETAILS
A623 ENTRY CANOPY PLANS AND SECTIONS
A624 DETAILS
A631 DOOR DETAILS
A632 WINDOW DETAILS
A640 ROOF DETAILS
A701 DOOR TYPES AND SCHEDULE
A702 WINDOW TYPES AND SCHEDULE
A801 STAIRS
A802 STAIR AND LADDER DETAILS

INTERIOR

ID001 FINISH LEGEND & GENERAL NOTES
ID002 ACCESSIBILITY DIAGRAMS
ID003 SIGNAGE TYPES & SCHEDULES
ID201 FLOOR FINISH PLAN - AREA A - LEVEL 1
ID202 FLOOR FINISH PLAN - AREA B - LEVEL 1
ID211 WALL FINISH PLAN - AREA A - LEVEL 1
ID212 WALL FINISH PLAN - AREA B - LEVEL 1
ID301 REFLECTED CEILING PLAN - AREA A - LEVEL 1
ID302 REFLECTED CEILING PLAN - AREA B - LEVEL 1
ID303 REFLECTED CEILING PLAN - LEVEL 2
ID312 ENLARGED REFLECTED CEILING PLANS
ID601 FURNITURE PLAN - AREA A - LEVEL 1
ID602 FURNITURE PLAN - AREA B - LEVEL 1
ID301 REFLECTED CEILING PLAN - AREA A
ID302 REFLECTED CEILING PLAN - AREA B
ID401 INTERIOR ELEVATIONS
ID402 INTERIOR ELEVATIONS
ID403 INTERIOR ELEVATIONS
ID404 INTERIOR ELEVATIONS
ID405 INTERIOR ELEVATIONS - PLUMBING
ID406 INTERIOR ELEVATIONS - PLUMBING
ID501 INTERIOR DETAILS
ID502 INTERIOR DETAILS
ID503 INTERIOR DETAILS
ID504 INTERIOR DETAILS
ID600 EQUIPMENT AND FURNITURE SCHEDULE

ID601 FURNITURE PLAN - AREA A - LEVEL 1
ID602 FURNITURE PLAN - AREA B - LEVEL 1
ID603 ENLARGED PLANS

STRUCTURAL

S221 SECOND FLOOR FRAMING PLAN - REFERENCE ONLY
S306 LIGHT GAUGE FRAMING DETAILS

MECHANICAL

M0.1 LEGEND, ABBREVIATIONS AND SYMBOLS
M0.2 SCHEDULES
M0.3 SCHEDULES
M1.0 SITE PLAN - MECHANICAL
M1.1 UNDERFLOOR PLAN - AREA A
M1.2 UNDERFLOOR PLAN - AREA B
M2.1 FLOOR PLAN - PLUMBING - LEVEL 1 - AREA A
M2.2 FLOOR PLAN - PLUMBING - LEVEL 1 - AREA B
M3.1 FLOOR PLAN - HEATING - LEVEL 1 - AREA A
M3.2 FLOOR PLAN - HEATING - LEVEL 1 - AREA B
M4.1 FLOOR PLAN - VENTILATION - LEVEL 1 - AREA A
M4.2 FLOOR PLAN - VENTILATION - LEVEL 1 - AREA B
M5.1 FLOOR PLAN - MECHANICAL - LEVEL 2
M5.2 ROOF PLAN - MECHANICAL
M6.1 ENLARGED PLANS AND RISER DIAGRAMS - PLUMBING
M6.2 ENLARGED PLANS - MECHANICAL ROOMS
M7.1 DIAGRAMS - PLUMBING SYSTEMS
M7.2 DIAGRAMS - HEATING SYSTEMS
M7.3 DIAGRAMS - HEATING SYSTEMS
M7.4 DIAGRAMS - VENTILATION SYSTEMS
M8.1 DETAILS
M8.2 DETAILS
M8.3 DETAILS
M8.4 DETAILS
M8.5 DETAILS

ELECTRICAL

E0.1 LEGEND, ABBREVIATIONS AND SYMBOLS
E0.2 LIGHTING FIXTURE & PANEL SCHEDULES
E0.3 MEZZANINE PANEL SCHEDULES
E0.4 LEVEL 1 PANEL SCHEDULES
E0.5 LEVEL 1 PANEL SCHEDULES
E1.0 SITE PLAN - ELECTRICAL
E1.1 OVERALL PLAN - LEVEL 1 - ELECTRICAL
E2.1 FLOOR PLAN - LIGHTING - LEVEL 1 - AREA A
E2.2 FLOOR PLAN - LIGHTING - LEVEL 1 - AREA B
E3.1 FLOOR PLAN - POWER - LEVEL 1 - AREA A
E3.2 FLOOR PLAN - POWER - LEVEL 1 - AREA B
E4.1 FLOOR PLAN - SPECIAL SYSTEMS - LEVEL 1 - AREA A
E4.2 FLOOR PLAN - SPECIAL SYSTEMS - LEVEL 1 - AREA B
E5.1 FLOOR PLAN - LEVEL 2 - ELECTRICAL
E5.2 ROOF PLAN - ELECTRICAL
E6.1 LIGHTING DETAILS
E6.2 DETAILS AND DIAGRAMS
E6.3 ACS DETAILS
E6.4 TELECOM RACK ELEVATIONS
E7.1 TELECOM ONE-LINE

E7.2 CCTV ONE-LINE
E8.0 POWER ONE-LINE DIAGRAM

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

Addendum One dated April 23, 2019
Addendum Two issued April 27, 2019

ARTICLE A.2

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

March 15, 2019

OWNER *(Signature)*

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

CONSTRUCTION MANAGER *(Signature)*

Greg Waisanen, Collins Construction
(Printed name and title)

EXHIBIT A
Guaranteed Maximum
Price Amendment
May 7, 2019

WPD Estimate 100%.xls

6:48 PM5/7/2019

JOB	WASILLA POLICE STATION 100%					
		MATERIAL	LABOR	SUBCONS	# FRT	TOTAL
DIVISION 1						
	TOTAL	\$557,350	\$195,624	\$17,400		\$770,374
DIVISION 2						
	TOTAL	\$0	\$30,000	\$209,492		\$239,492
DIVISION 3						
	TOTAL	\$0	\$0	\$0		\$0
DIVISION 4						
	TOTAL	\$3,824	\$8,200	\$91,700		\$103,724
DIVISION 5						
	TOTAL	\$50,190	\$61,000	\$10,000		\$121,190
DIVISION 6						
	TOTAL	\$236,296	\$148,710	\$0		\$385,006
DIVISION 7						
	TOTAL	\$354,417	\$218,554	\$476,246		\$1,049,217
DIVISION 8						
	TOTAL	\$147,707	\$63,411	\$183,967		\$395,085
DIVISION 9						
	TOTAL	\$66,558	\$113,264	\$635,104		\$814,926
DIVISION 10						
	TOTAL	\$163,209	\$32,988	\$37,428		\$233,625
DIVISION 11						
DIVISION 12						
DIVISION 13						
DIVISION 14						
	TOTAL	\$0	\$0	\$0		\$0
DIVISION 15						
DIVISION 16						
	TOTAL	\$0	\$0	\$1,240,884		\$1,240,884
	TOTAL ALL COLUMNS	\$1,600,706	\$885,501	\$4,609,509		\$7,095,716
	CONTINGENCY					

	DOL					IN GC
	MISC. FREIGHT					IN GC
	BUILDERS RISK					IN GC
	G&L INS					IN GC
	O&P					IN GC
	BOND					IN GC
	TOTAL					\$7,095,716