



*Where Life is Sweet*

Mayor and Members of the City Council  
**STAFF REPORT**  
For the Meeting of April 22, 2024

**Title/Subject**

Resolution #2320 – Approval of Guaranteed Maximum Price (GMP) Amendments on Civic projects

**Summary and Background**

On June 26, 2023, the alternative procurement method of a Construction Manager/General Contractor (CMGC) was authorized for the Civic projects (Harkenrider/IT in City Hall and Library). This action was done via Resolution No. 2285. At that same meeting Hacker Architects were hired to be the design professionals on that same group of projects. Their contract was approved by Resolution No. 2284.

Following that approval and a selection process, CB Construction was hired as the CMGC part of this process on August 14, 2023 by Resolution No. 2286. Since that time, the process involving the Public Safety Center project became clearer and the Arc Building project was added to the Civic projects.

The contract process for this CMGC method of construction is that an initial contract is initiated with the CMGC (or Contractor) and a certain amount is agreed upon to pay them for this pre-construction phase. Once the design is completed by the architects, the CMGC then does a bid process and gets an amount to perform the construction as designed. An amendment is then made to the original contract to add the construction amount. This amendment is called a GMP amendment or Guaranteed Maximum Price amendment. We are requesting the ability to sign three GMP amendments with CB Construction related to the Harkenrider, the IT space in City Hall and the Arc Building Phase I.

**Tie-In to Council Goals**

City Facilities: Public Facilities That Meet The Community Needs Of Today And The Future

**Fiscal Information**

Arc Building Phase I	\$137,330.82 with an allowance (\$30,000)
City Hall (IT Space)	\$365,142.46

Harkenrider Center	\$786,310.38
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All funding for these GMP amendments comes from the 2024 FFCO Bonds approved by the City Council.

**Alternatives and Recommendation**

Alternatives

1. Approve Resolution No. 2320 as written authorizing the City Manager to sign the GMP Amendment for each listed project.
2. Make minor adjustments to the Resolution or the agreements and approve as amended.
3. Direct staff to make major adjustments and return for further consideration.

Recommended Action/Motion

Recommend approval of Resolution No. 2320 as presented.

**Submitted By:**

Byron D. Smith, City Manager