CITY COUNCIL ACTION REPORT

October 15, 2012

TO: The Honorable Mayor and City Council

FROM: Michael W. Culpepper, Acting City Manager
Mark Miller, Director of Economic & Community Development
Steven J. Vandette, City Engineer

SUBJECT: Agenda Item – Approval of Guaranteed Maximum Price and Amendment to the Tooles/Clark Contract for the Troy Multi-Modal Transit Facility

Recommendation:

Staff recommends approval of the $5,104,872 Guaranteed Maximum Price (GMP) submitted by Tooles/Clark for construction of the Troy Multi-Modal Transit Facility. This Guaranteed Maximum Price, added to owner costs of $1,167,628 (see attachment), primarily for Architectural/ Engineering services and utility relocations, totals $6,272,500, which does not exceed the project amount set by City Council on January 17, 2012, and is fully funded, 100% with federal ARRA funds.

Furthermore, staff recommends that the current contract for Construction Manager at Risk (CMR) services in the amount of $648,731 with Tooles/Clark, approved February 20, 2012 be amended by the addition of $4,456,141 for construction of the Troy Multi-Modal Transit Facility. The total contract amount with Tooles/Clark will be $5,104,872.

Background:

The City of Troy received a federal grant through MDOT in the amount of $8,485,212 for the construction of the Troy Multi-Modal Transit Facility through the American Recovery and Reinvestment Act (ARRA) High-Speed Intercity Passenger Rail (HSIPR) Program, Federal Rail Administration (FRA). On September 12, 2011 City Council approved Capital Contract No. 2011-0231 with MDOT (Resolution No. 2011-09-210) for usage of the federal grant for the final design and construction of the Troy Multi-Modal Transit Facility.

On January 17, 2012 City Council approved a contract for Architectural/Engineering services, Resolution No. 2012-01-008 and resolved that the total cost of the Troy Multi-Modal Transit Facility shall not exceed $6,272,500. Pursuant to the A/E contract, the final design and bid documents were completed in August, 2012.

On February 20, 2012 City Council approved a contract for CMR services, Resolution No. 2012-02-051, in the amount of $648,731 with Tooles/Clark. Pursuant to that contract, Tooles/Clark has assisted the A/E team and the City with value engineering during the design process and

development of the final bid documents. Construction bids were received by Tooles/Clark on September 18, 2012 and were used to develop their Guaranteed Maximum Price for the project.

Tooles Clark has submitted a Guaranteed Maximum Price of $5,104,872 for construction of the Transit Center, which includes $648,731 previously approved for CMR services, therefore; the amount to be added to the Tooles/Clark contract is $4,456,141 for construction of the Transit Center.

Financial Considerations:

The total project cost of $6,272,500 continues to be fully funded, 100% with federal ARRA funds. No city funding is needed for the Transit Center.

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Financial Considerations:

The total project cost of $6,272,500 continues to be fully funded, 100% with federal ARRA funds. No city funding is needed for the Transit Center.

Tooles Contracting Group, LLC
CLARK Construction Company
Professional Construction Services

www.clarkcc.com
Headquarters
3535 Moores River Dr., PO Box 40087
Lansing, MI 48901
517.372.0940 phone 517.372.0668 fax

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1000 Town Center, Suite 2450
Southfield, MI 48075
248.286.1000 phone 248.286.1010 fax

Detroit Office
500 Griswold Street, Suite 1620
Detroit, MI 48226
313.221.8500 phone 313.221.8501 fax

October 12, 2012

Mr. Steven Vandette, City Engineer
City of Troy
500 West Big Beaver
Troy, MI 48084

Re: **Troy Multi-Modal Transit Facility**
GMP Proposal

Dear Mr. Vandette:

The Tooles/Clark Team is pleased to provide the following Guaranteed Maximum Price proposal for your approval. This proposal represents a total GMP of $5,104,872 and a contract amendment of $4,456,141.

If you have any questions, please contact me.

Sincerely,

Tooles/Clark

Damon Tooles
President

cc: Mike Kirk - Neumann Smith
Steve Gedert - Neumann Smith
Mike MacDonald - HRC
Jeff Kuhn - Tooles/Clark
Allen Blower – Tooles/Clark
Glenn Jones – Tooles/Clark
Donald Rogers – Tooles/Clark
Andy Burch – Tooles/Clark

TROY INTERMODAL TRANSIT FACILITY

SUMMARY OF
GUARANTEED MAXIMUM PRICE (GMP) FOR CONSTRUCTION
AND
OWNER COSTS FOR DESIGN, UTILITY RELOCATIONS, PERMITS, TESTING AND SECURITY SYSTEM

CONSTRUCTION COSTS (GMP)		
BUILDING, PLATFORM, BRIDGE AND SITE WORK	$ 4,156,141	
TOOLES/CLARK CONSTRUCTION MANAGER SERVICES	$ 648,731	(1)
CONSTRUCTION CONTINGENCY	$ 300,000	
SUBTOTAL CONSTRUCTION COSTS (GMP)	**$ 5,104,872**	
OWNER COSTS		
UTILITY RELOCATIONS, PERMITS & TESTING	$ 338,878	
SECURITY SYSTEM	$ 93,000	
DESIGN - ARCHITECTURAL/ ENGINEERIN SERVICES	$ 648,750	(2)
CONTINGENCY	$ 87,000	
SUBTOTAL OWNER COSTS	**$ 1,167,628**	
TOTAL PROJECT COST	**$ 6,272,500**	
TOTAL NOT TO EXCEED BUDGET - COUNCIL APPROVED	**$ 6,272,500**	(2)

(1) Council Resolution No. 2012-02-051 - CMR Services

(2) Council Resolution No. 2012-01-008 - A/E Services & Project Budget Not To Exceed

TROY TRANSIT CENTER
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