

Date: May 5, 2017

For ACTION X
For INFORMATION
Board Agenda: Yes X
No

FROM: Richard Jackson, Director of Educational Facilities
Elijah Gross, Director of Planning, Design, and Construction
Sharon Lewis, Director of Procurement & General Services

THROUGH: Alvin L. Crawley, Ed.D., Superintendent of Schools
Clarence Stukes, Chief Operating Officer
Michael Herbstman, Chief Financial Officer

TO: The Honorable Ramee A. Gentry, Chair, and Members of the Alexandria
City School Board

TOPIC: First Amendment to Construction Management at Risk Agreement Establishing
Guarantee Maximum Price (GMP) for the New Patrick Henry School Project Site
Work

BACKGROUND:

The Patrick Henry project which received City Council approval during their December 2017 public hearing is nearing the completion of the design phase and will be obtaining building permits to begin construction. ACPS and RPCA recommend that the School Board approve and execute Amendment 1 to the Construction Manager at Risk Agreement executed on July 8, 2016. This Amendment would advance the Agreement from the preconstruction phase into the construction phase for the site work portion of the project only.

Specifically, this Amendment will authorize Keller CM to subcontract with trade contractors for earthwork, site demolition, utilities, retaining walls, and other miscellaneous work as required to support the overall construction of the project. This GMP Amendment includes these scopes of work as required in all phases of the project through completion. It should be noted that this GMP Amendment does not include construction of the new building itself nor some of the final sitework elements which would be completed at the end of the project (such as sidewalks, paving, and landscaping). The project team is currently finalizing the plans and specifications for this work so they can be actively bid out to the subcontractor market in the coming months for execution of a final GMP Amendment in early summer.

SUMMARY: The total cost for site work in this early release package is \$6,600,987 with \$5,076,419 attributed to ACPS and \$1,524,568 to the City. The cost (based on the 95% complete construction documents) represents a 4.6% reduction in the contract costs from the design documents at 50% construction drawings. This reduction accounts for a 4.3% decrease for value engineering, a 9% decrease in the costs due to more complete information to bidders, a 3.7% increase to include underdrainage scope associated with the turf field, and a 5% increase in cost due to additional stormwater management to address DSUP clarification items.

RECOMMENDATION: The Superintendent recommends that the School Board approve the first GMP Amendment to the Construction Management at Risk Agreement in the amount of \$6,600,987 establishing GMP for the early release of site work.

IMPACT: If this early release site work is not approved by the Board by May 5, 2017, the cost and schedule would be impacted. Cost impact includes additional soft costs to cover an extended schedule, additional CM/ subcontractor costs and possible increases for project acceleration.

CONTACT PERSON: Richard Jackson, 703-619-8289

ATTACHMENT: Contract and Exhibits