



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 9/13/2022

File #: 22-343, **Version:** 1

SUBJECT: Consent

A Resolution of the Board of Trustees of the Town of Erie Approving an Amendment to the Construction Manager At-Risk (CMAR) Contract with A&M Renovations, LLC for the Schofield Farm House Rehabilitation Project

DEPARTMENT: Parks & Recreation

PRESENTER: Patrick Hammer, Parks & Recreation Director
Luke Bolinger, Special Projects Manager

FISCAL INFORMATION:

Cost as Recommended: Contractor GMP#1: \$532,441.00

Balance Available: \$1,358,804

Budget Line Item Number(s): 110-50-810-605000-100200
320-50-110-605000-100200
105-50-110-605000-100202

New Appropriation Required: No

STAFF RECOMMENDATION:

Approve the Resolution to amend the Construction Manager At-Risk contract with A&M Renovation, LLC, authorize the appropriate Town Officer to execute the amendment, and authorize staff to expend budgeted funds.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Over the past several months, Town staff have been working with Form+Works Design Group and the State Historical Fund on developing construction documents for the rehabilitation of the Schofield historic farm house. In May of 2022, the Town entered into a Construction Manager at-Risk (CMAR) contract with A&M Renovations for pre-construction services. Construction plans are at the 90% completion level and will be finalized in Q4, with construction to follow.

This agenda item asks for the Board consideration of a resolution amending the current CMAR contract with A&M Renovations to move from pre-construction services to Phase I of the scope of work. Phase I enables A&M to mobilize, enter into agreements with subcontractors, and order materials with long lead times and materials that are anticipated to increase in cost later this year. Once the construction drawings are 100% complete, staff will bring a GMP #2 amendment for the remainder of the work.

The CMAR method of project implementation allows for early contractor input ensuring efficiencies in design and constructability, real-time costing at various stages of design, and a subsequent GMP which includes competitively bid pricing for all phases/disciplines of the project. The GMP represents the maximum price the Town will pay for the project absent change orders authorized by the Town. The Town has established a reasonable contingency for the project at 11% should necessary change orders occur.

The Town has been awarded \$250,000 from the State Historical Fund for this project.

Board Priority(s) Addressed:

- ✓ Attractive Community Amenities
- ✓ Engaged and Diverse Community
- ✓ Prosperous Economy
- ✓ Small Town Feel
- ✓ Effective Governance
- ✓ Fiscally Responsible

ATTACHMENTS:

1. Resolution 22-108
2. GMP Amendment
3. CMAR Contract