



## **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.



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October 12, 2012

**Mr. Steven Vandette, City Engineer**

City of Troy  
500 West Big Beaver  
Troy, MI 48084

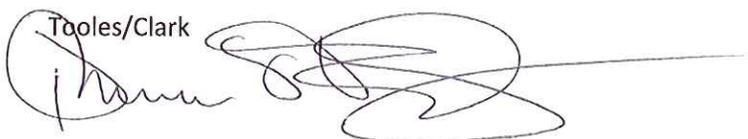
Re: **Troy Multi-Modal Transit Facility  
GMP Proposal**

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

