

MULTI-USE FACILITY BID ANALYSIS UPDATE



TOWN OF MAMMOTH LAKES: May 16, 2018

Presentation Outline

- **Cost Estimation Process**
- **Bid Process**
- **Bid Analysis**
- **Path Forward**



Cost Estimates

- **5 complete estimates**
 - 10/2016 – 3/2018
- **Simulated bid by a General Contractor**
- **Internal review by HMC**
 - Review estimates
 - Review constructability

Cost Estimates

■ Evolution of cost estimates

■ **10-28-2016 \$10,322,441**

■ Open air entrance, Pre-fab building

■ **10-31-2016 \$11,225,623**

■ Included climbing wall and A/V

■ **12-2-2016 \$10,583,057 (to TC on 12/21/16)**

■ Evaluated many alternatives (Rink size, radiant heating, support room)

■ **3-7-2017 Howard CDM (to TC on 5/17/17)**

■ Rink and roof \$6,501,575

■ Community Center \$2,620,831

Cost Estimates

- **Evolution of cost estimates – continued**
 - **8-21-2017 \$12,000,000 (to TC on 10/4/17)**
 - Structural steel building
 - Redesigned parking lot, enclosed entrance, refined programming needs, split level viewing
 - Estimate was done before 100% plans
 - **3-8-2018 \$13,277,000 (to TC on 4/18/18)**
 - Inclusion of some cost savings
 - Revisions to meet new expectations for partnerships
 - Revised chiller package
 - Locker rooms, showers, restrooms

Cost Estimate – Pre bid

Preliminary Design, CEQA, Counsel		\$477,000
Previous estimate (March 2017)	\$9,500,000	
Roof Increase	\$1,000,000	
<u>Contingency and Cost Escalation</u>	<u>\$1,500,000</u>	
Sub Total (October 2017):		\$12,000,000
Uprated Chiller/Refrigeration System	Est. \$350,000	
Locker rooms/restrooms/showers,	Est. \$350,000	
Other minor revisions	Est. \$150,000	
<u>Steel and other Tariffs</u>	<u>TBD</u>	
Subtotal (April 2018):		\$850,000
<u>Total:</u>		<u>Est. \$13,327,000</u>

Bid Process

- **Delivery Method**
 - Design - Bid – Build
 - Unit price vs lump sum
- **Public Contract Code §20160**
 - Sealed bids – public opening
 - Low Bidder, bonds, licenses
 - Listing sub contractors, prevailing wages
 - Hard bid to specifications– No negotiations

Bid Analysis

- **Received Two Bids (Spiess & AMG)**
- **Conversations with General Contractors and Subs**
- **Identified a number of areas where specification changes would result in savings**
 - Lighting package
 - Chiller specifications
 - Some HVAC / plumbing
 - Availability of materials
 - Metal stud framing / welding
 - Insulation
- **Biggest cost was structural steel**

Bid Analysis

■ **Steel Structure**

- Material costs
- Tapered steel girders
- Purlin detailing
- Metal deck
- Primer/paint
- Exposed steel
- Tonnage
 - Number bid was 358 Tons over estimated tonnage

Path Forward

- **Ensure the steel structure is financially feasible**
 - Reduce quantity of steel
 - Simplify fabrication / construction specifications
- **Evaluate project delivery methods**
 - **Re-scope and rebid**
 - Include “what we have learned”
 - Provide additional alternatives
 - Leaves no ability for negotiation
 - **Alternative project delivery method**
 - Construction Manager or Design build
 - Mitigate exposure

Path Forward



- **Commitment from our design team to deliver a project that meets expectations and is financially viable**
- **Goal is to maintain all features of the project that support programming and to maintain design aesthetics**
- **Share results with partners**