



# Neighborhood - 1B

Construction Manager at Risk  
"CMAR"

Construction Phase Services Contract  
City Council  
File ID 25-372  
March 4, 2025





# Construction Manager at Risk (CMAR) GMP Process

1. Neighborhood 1B was separated into seven (7) categories of work (removals earthwork and subgrade, underground, concrete flatwork, traffic control, asphalt paving, illumination, pavement markings and signage, and sodding and seeding) and publicly bid by the CMAR for competitive pricing.
2. CMAR evaluated all firms and selected the highest ranking firms to confirm scope and pricing to convert work packages to a lump sum.
3. Sundt Construction, Inc. provided a Guaranteed Maximum Price (GMP) based on subcontractor bids, general conditions costs, bond and insurance requirements, CMAR contingency, and the contractor's fee.

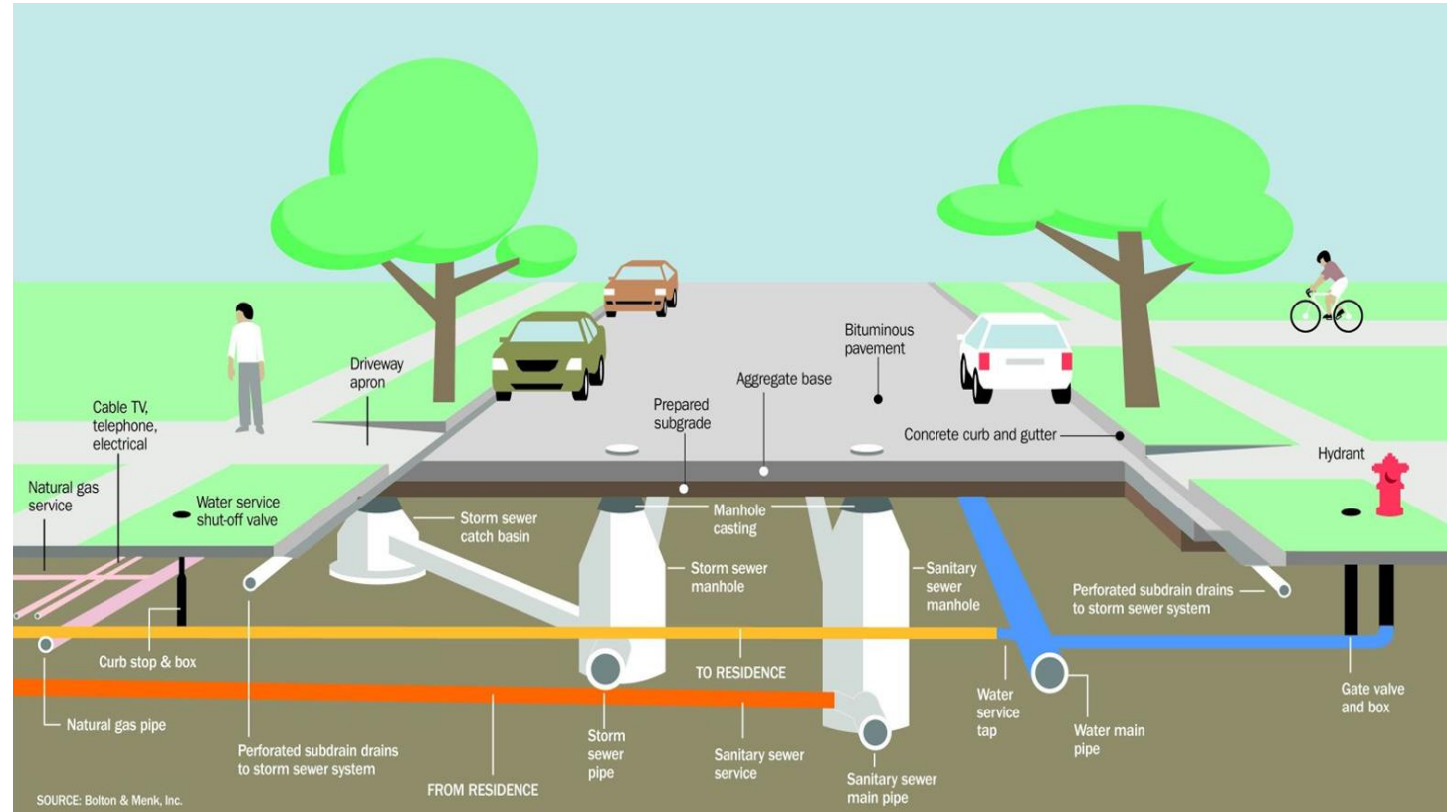
# CMAR Construction Cost Summary

Work Category	Subcontractor	Quantity	Unit	Unit Cost	Total Cost
WC 1 - Removals, Earthwork, and Subgrade	Sundt Construction, Inc.	1	LS	\$ 4,778,243.50	\$ 4,778,243.50
WC 2 - Underground	Sundt Construction, Inc.	1	LS	\$ 10,023,942.60	\$ 10,023,942.60
WC 3 - Concrete Flatwork	Sundt Construction, Inc.	1	LS	\$ 3,220,772.00	\$ 3,220,772.00
WC 4 - Traffic Control	Sundt Construction, Inc.	1	LS	\$ 436,955.84	\$ 436,955.84
WC 5 - Asphalt Paving	Jagoe-Public Company	1	LS	\$ 3,608,917.50	\$ 3,608,917.50
WC 6 - Pavement Markings & Signage	Altus Traffic Management dba AWP Safety	1	LS	\$ 48,701.15	\$ 48,701.15
WC 7 - Sodding & Seeding	C. Green Scaping, LP	1	LS	\$ 148,263.43	\$ 148,263.43
General Work Items		1	LS	\$ 1,099,643.50	\$ 1,099,643.50
<b>Total Cost of Work</b>					<b>\$ 23,365,439.52</b>
<b>Allowances</b>					
1. Remove & Replace 4" Sidewalk to Joint		767.00	SF	\$ 18.00	\$ 13,806.00
2. Remove & Replace 6" Conc Driveway to Joint		765.00	SF	\$ 24.00	\$ 18,360.00
3. Remove & Replace 8" Conc Driveway to Joint		41.00	SF	\$ 26.50	\$ 1,086.50
4. Vegetative Watering Application Overrun		203.00	MG	\$ 72.00	\$ 14,616.00
5. Remove and Replace Leadwalk - Protect in Place		582.00	SF	\$ 22.00	\$ 12,804.00
6. Remove & Reset Mailbox Including Temporary		403.00	EA	\$ 400.00	\$ 161,200.00
7. Protect In Place Mailbox		86.00	EA	\$ 200.00	\$ 17,200.00
8. Repair/Replace Masonry Mailbox		10.00	EA	\$ 2,000.00	\$ 20,000.00
9. Irrigation System Restoration		1.00	LS	\$ 13,700.00	\$ 13,700.00
10. Landscape Restoration		1.00	LS	\$ 78,500.00	\$ 78,500.00
11. Location of Existing Utilities for WC1		974.00	EA	\$ 300.00	\$ 292,200.00
12. Asphalt Level-Up		1.00	LS	\$ 76,000.00	\$ 76,000.00
13. Remove & Replace Concrete Driveway Gutter		317.00	SF	\$ 26.00	\$ 8,242.00
14. Rock Allowance for WC2		2,400.00	CY	\$ 167.00	\$ 400,800.00
<b>Total Allowances</b>					<b>\$ 1,128,514.50</b>
CMAR's Contingency		1	LS	\$ 650,000.00	\$ 650,000.00
Construction Fee		1	LS	\$ 1,821,916.00	\$ 1,821,916.00
General Conditions		1	LS	\$ 4,006,700.00	\$ 4,006,700.00
<b>Total GMP</b>					<b>\$ 30,972,570.02</b>

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## Project Schedule

- Design Approval July 18, 2023
- CMAR Pre-Con services approved July 18, 2023
- Construction contract approval March 4, 2025
- Construction begin April 2025
- Estimated construction completion October 2026



# Staff Recommendation

Approval of a contract between the City of Denton and Sundt Construction, Inc. in the not-to-exceed amount of \$31,872,570.02

Total CMAR GMP No.1 Amount	\$30,972,570.02
Owner's Contingency	\$900,000.00
Total Contract NTE Amount	\$31,872,570.02

Questions?