



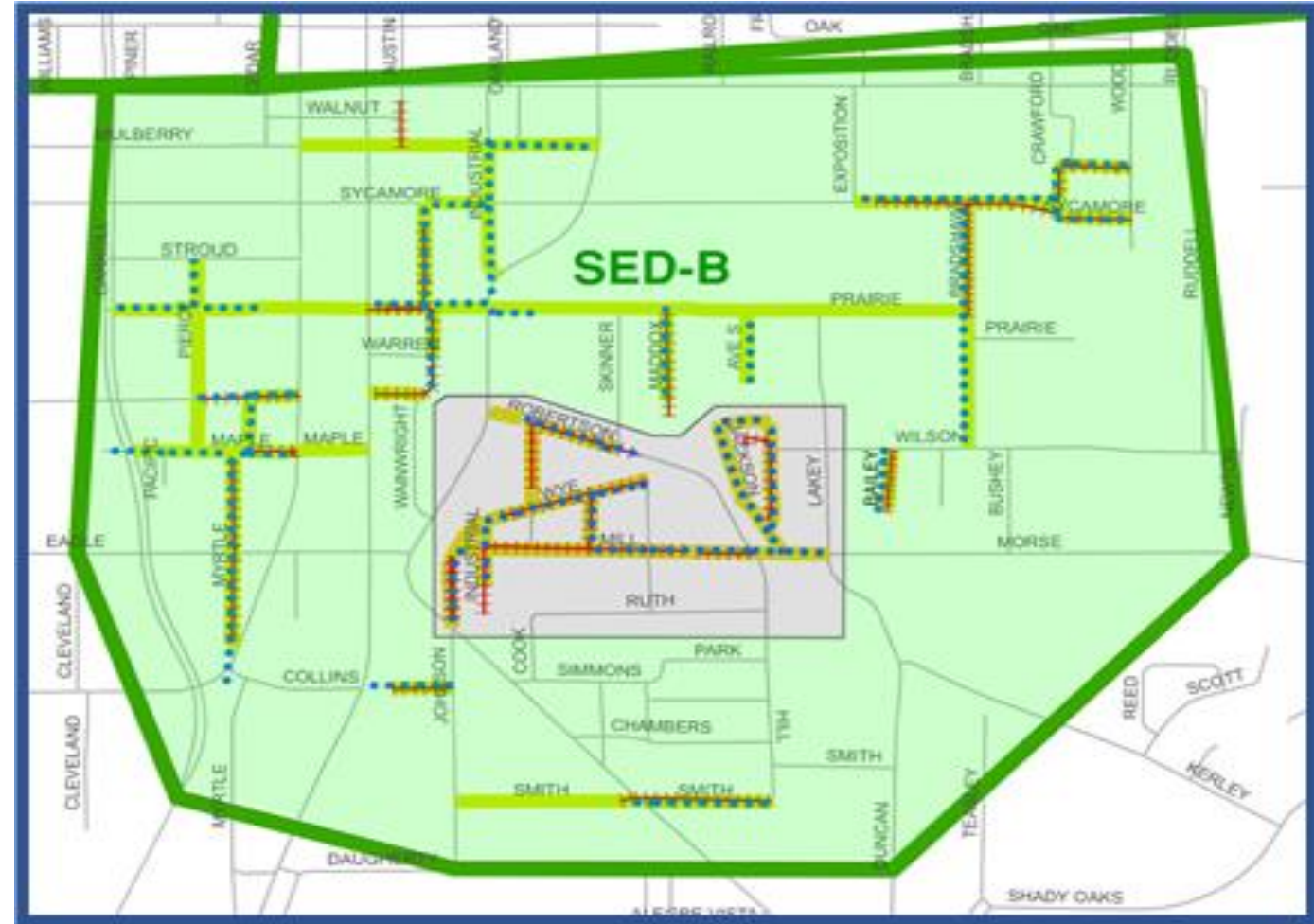
Southeast Denton Package B (SED-B)

Construction Manager at Risk
Construction Phase Contract

City Council November 15, 2022

Southeast Denton Package B (SED-B) Project Overview

- 21,000 linear feet of roadway reconstruction (49 segments)
- 16,000 linear feet of water main replacement
- 7,000 linear feet of wastewater main replacement
- Sidewalk connectivity and ADA compliance
- *First Construction Manager at Risk project



Construction Manager at Risk (CMAR) GMP Process

1. SED-B was separated into 5 major categories of work (asphalt paving, earthwork/demo/subgrade, concrete flatwork, traffic control, underground utilities) and publicly bid by the CMAR for competitive pricing.
2. CMAR held interviews with highest ranking firms to confirm scope and pricing to convert work packages to a lump sum.
3. McCarthy Building Companies, 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 Work Categories

Cost Summary

No.	Item of Work	Quantity	Unit	Unit Cost per Qty	Total Cost	Comments
1	CMAR & General Work Items					
2	General	1	LS	\$559,322.84	\$559,322.84	
3	WC#1					
4	Asphalt Paving	1	LS	\$4,313,789.00	\$4,313,789.00	Jagoe Public
5	WC#2					
6	Earthwork/Demo/Subgrade	1	LS	\$2,747,632.00	\$2,747,632.00	McCarthy
7	WC#3					
8	Concrete Flatwork	1	LS	\$1,259,490.00	\$1,259,490.00	McCarthy
9	WC#4					
10	Traffic Control	1	LS	\$184,086.00	\$184,086.00	McCarthy
11	WC#5					
12	Underground Utilities	1	LS	\$8,392,005.00	\$8,392,005.00	North Texas Contracting

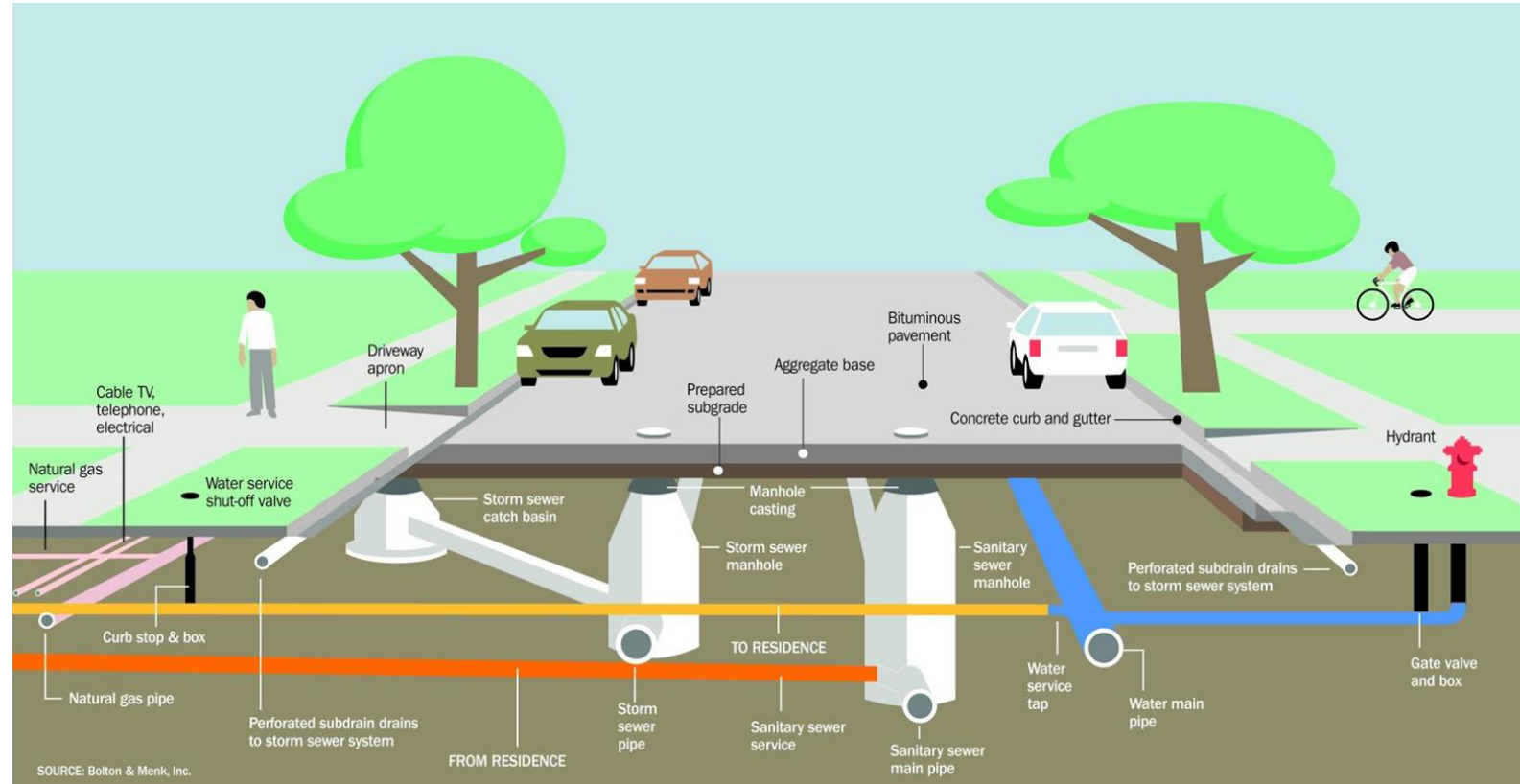
CMAR Construction Cost Summary

Cost of Work Subtotal						\$17,456,325
	General Conditions	7.35%				\$1,283,889
	Owner's Protective/General Liability & Umbrella Insurance	0.93%				\$174,284
	Builder's Risk Insurance					\$17,815
Subtotal						\$18,932,312
	Construction Contingency	3.00%				\$567,969
Subtotal						\$19,500,282
	Fee	6.95%				\$1,365,593
Subtotal						\$20,865,874
	McCarthy Performance & Payment Bond	0.71%				\$148,535
GRAND TOTAL GMP						\$21,014,409

Southeast Denton Package B (SED-B)

Project Schedule

- 10/19/21 Design approval
- 12/14/21 CMAR approval
- 01/2023 Notice to Proceed
- Q3 2024 Estimated construction completion



Staff Recommendation

Approval of a contract between the City of Denton and McCarthy Building Companies, Inc. in the not-to-exceed amount of \$21,582,378.00.

- Total CMAR GMP – \$21,014,409.00
- Owner's 3% Contingency - \$567,969.00

Questions?