

# City of Grosse Pointe Municipal Buildings Project

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*GMP Presentation*

*October 15, 2018*



## PRESENTATION OVERVIEW:

- DESIGN-BUILD CONTRACT PROCESS REVIEW
- CONTRACT COMPONENTS
- PROJECT SCHEDULE
- GMP REVIEW



**City of Grosse Pointe**

October 15, 2018

**DPS, DPW & Court Project**  
Grosse Pointe, MI

**SITE PLAN GENERAL NOTES:**

1. INTENT IS TO KEEP AND USE ALL UTILITIES AS THEY ARE EXISTING
2. INTENT IS TO PATCH AND REPAIR EXISTING BRICK AND SIDING AND REPLACE EXISTING ROOF WITH A STANDING SEAM METAL ROOF.
3. INTENT IS TO DETAIN WATER RUNOFF IN NEW BIOSWALE AREAS OR IN NEW CISTERN

**SITE PLAN KEY NOTES:**

- 1 NEW OVERHEAD DOOR INSTALLATION
- 2 ENCLOSED SALT STORAGE BIN/ DECORATIVE PRECAST LANDSCAPE BLOCKS AND ROOF STRUCTURE
- 3 EXISTING BUILDING TO REMAIN
- 4 VAN ACCESSIBLE PARKING SPACE
- 5 EXISTING UTILITY POLE TO BE RELOCATED
- 6 FUEL TANK AND DISTRIBUTION PUMP
- 7 ADA COMPLIANT RAMP, PATCH & REPAIR AS REQ.
- 8 NEW HEAVY DUTY CONCRETE DRIVE
- 9 REMOVE EXISTING ASPHALT PARKING LOT, REPLACE WITH ASPHALT
- 10 RELOCATE GENERATOR
- 11 NEW SOB AREA
- 12 EXISTING NEIGHBORING BUILDING
- 13 EXISTING WALL BACK LIGHT FIXTURE TO REMAIN
- 14 NEW ROUND TOP PROTECTIVE EOLLARDS
- 15 NEW ARBORVITAE SHRUBS
- 16 PEDESTRIAN DOOR
- 17 # WOOD FENCES
- 18 # WOOD FENCES
- 19 EXISTING SIDEWALK TO REMAIN
- 20 NEW SIDEWALK
- 21 EXISTING POLE MOUNTED EMERGENCY Siren TO REMAIN

SITE DATA CHART		PROPOSED STRUCTURE HEIGHT	22'-0"
SITE USE (EXISTING)	GOVERNMENTAL	PARKING REQUIREMENTS (SECTION 90-157)	37 SPACES PROPOSED
SITE USE (PROPOSED)	GOVERNMENTAL	EXTERIOR PARKING	HANDICAP PARKING 2 SPACES EMPLOYEE VEHICLES 5 SPACES PUBLIC PARKING 30 SPACES TOTAL 37 PROVIDED
ZONING DISTRICT: R1-E (SECTION 90-351-1 SCHEDULE)	FRONT YARD = 0' SIDE YARD = 0' SIDE YARD = 0' REAR YARD = 0'	INTERIOR PARKING	WATERSEWER PRNG 3 SPACES DPW GENERAL PRNG 3 SPACES SERVICE VEHICLES 13 SPACES TOTAL 19 PROVIDED
ADJACENT ZONING (RELATIVE TO PROJECT NORTH)	NORTH: R-8 EAST: R-8 SOUTH: R-8 WEST: R-8	APPLICABLE CODES	2016 MICHIGAN BUILDING CODE w/ AMENDMENTS (MBC) 2011 NATIONAL ELECTRICAL CODE w/ AMENDMENTS (NEC) 2016 MICHIGAN MECHANICAL CODE w/ AMENDMENTS (MNC) 2016 MICHIGAN PLUMBING CODE w/ AMENDMENTS (MPC) 2008 ICC IBCS A 117.1 2008 MICHIGAN UNIFORM ENERGY CODE w/ AMENDMENTS
SITE AREA	REFER TO SURVEY	MBC - USE GROUP	B (BUSINESS), S2 (STORAGE)
FOOTPRINT AREA OF PROPOSED STRUCTURES	NEW DPW BLDG: 25,938 S.F. EX. COURT BLDG: 3,264 S.F.	TRASH CONTAINER	TRASH WILL BE STORED INSIDE UNIT, DAY OF PICKUP.
GROSS SQUARE FOOTAGE OF PROPOSED STRUCTURES	NEW DPW BLDG: MAN LEVEL: 25,938 S.F. MEZZANINE: 2,705 S.F. TOTAL: 28,643 S.F. EX. COURT BLDG: MAN LEVEL: 3,264 S.F. 2ND LEVEL: 3,264 S.F. TOTAL: 6,528 S.F.	LEGAL DESCRIPTION	REFER TO SURVEY



**City of Grosse Pointe**

October 15, 2018

**DPW -Site Plan**

Scale: N.T.S.

**DPW & Court Project**

Grosse Pointe, MI



City of Grosse Pointe

October 15, 2018

First Floor Plan

Scale: N.T.S.

DPS Project

Grosse Pointe, MI

## DESIGN-BUILD CONTRACT REVIEW & PROCESS:

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- SINGLE SOURCE OF RESPONSIBILITY
- GUARANTEED MAXIMUM PRICE
- OPEN BOOK PROCESS
- VALUE PROCESS CONTINUES THROUGH COMPLETION OF THE WORK
- QUALITY THROUGH PARTNERSHIP
- SHARED SAVINGS



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## DESIGN-BUILD CONTRACT COMPONENTS:

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BASE CONTRACT AIA A141, Previously Approved January 2018

A 141 EXHIBIT A - GMP AMENDMENT

A 141 EXHIBIT B – Insurance and Bonds

EXHIBIT C - Certificates

EXHIBIT D- DPW Scope

EXHIBIT E - DPS Scope Documentation

EXHIBIT F - COURT Scope Documentation

EXHIBIT G - BILLING RATES / POLICY

EXHIBIT H - PROJECT SCHEDULE

EXHIBIT I - PROJECT GMP / COSTS



City of Grosse Pointe

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DPS, DPW & Court Project

Grosse Pointe, MI

## PROJECT SCHEDULE OVERVIEW:

COMPONENT	TIME FRAME
PRELIMINARY DESIGN & GMP	October 2018
PREPARE FINAL DESIGN & DOCUMENTS / PERMITTING / APPROVAL	October 2018 – January 2019
BIDDING / REVIEW WITH CITY & AGENCIES:	January 2019 – February 2019
ALGERS UTILITY RELOCATION / CUT & CAP & DEMOLITION:	October 2018 – December 2018
NEW DPS CONSTRUCTION (AS WEATHER PERMITS):	March 2019 – December 2019
DPS PROJECT CLOSEOUT & MOVE MANAGEMENT:	December 2019 – January 2020
EXISTING DPW UTILITY RELOCATION / CUT & CAP & DEMO:	February 2019 – April 2019
COURT & COUNCIL MOVES:	February 2019 – March 2019
NEW DPW CONSTRUCTION:	April 2019 – January 2020
EXISTING DPS CUT & CAP UTILITY / DEMO:	January 2020 – February 2020
NEW COURT CONSTRUCTION:	February 2020 – April 2020
MAUMEE CAMPUS SITE COMPLETION:	June 2020
PROJECT CLOSE OUT, MOVE MANGEMENT	June 2020 – July 2020



**City of Grosse Pointe**

October 15, 2018

**Preliminary Schedule**

**DPS, DPW & Court Project**

Grosse Pointe, MI

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## SUMMARY OVERVIEW OF GMP:

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	APPROX. SIZE	APPROX. COST RANGE
DEPARTMENT OF PUBLIC SAFETY:	<u>17,400 sq ft</u>	<u>\$7,171,000</u>
DEPARTMENT OF PUBLIC WORKS:	<u>28,400 sq ft</u>	<u>\$4,880,250</u>
COURT BUILDING:	<u>3,250 sq ft</u>	<u>\$576,000</u>
<b><u>GMP:</u></b>		<b><u>\$12,627,250</u></b>
<u>PRELIMINARY CONTRACT FEE:</u>		<u>\$120,000</u>
TOTAL PROJECT COSTS:		<b>\$12,747,250</b>







# Questions / Discussion

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