



Brighton Recreation Center Construction Guaranteed Maximum Price (GMP) of Gym Expansion

CITY COUNCIL STUDY SESSION– December 10, 2024

City Staff Representatives: Carleen Watts, Assistant Director of Recreation Services
Patrick Rome, Director of Facilities



Brighton Recreation Center

Background

- Opened to the public in 1993
- Childcare expansion in 2005

Current State

- Gymnasium with three (3) pickleball courts, ability to run two (2) youth basketball games or two (2) volleyball games
- Walking track
- Five (5) office spaces shared with two (2) or more staff

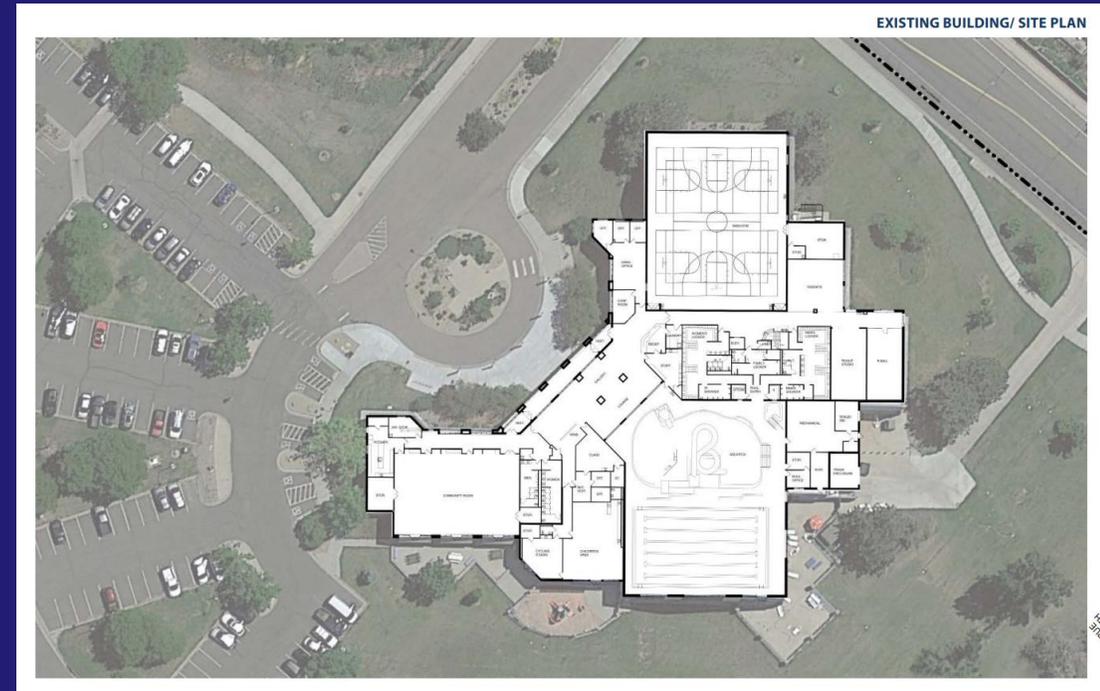




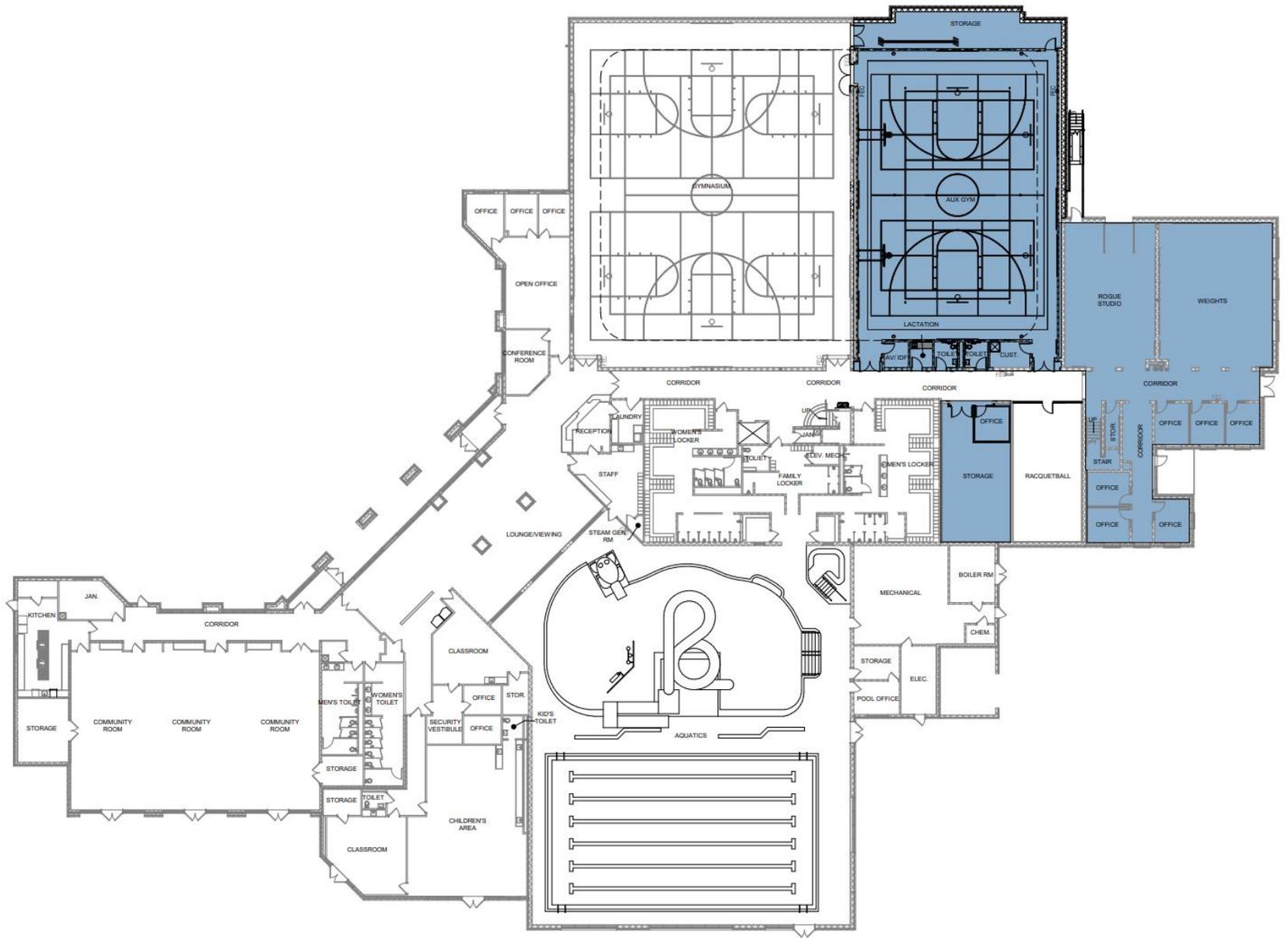
Brighton Recreation Center- Gym Expansion

Task

- To address the growing demand for gym space for internal programming
 - Basketball, volleyball and pickleball
- Create more drop-in pickleball opportunities
- Address working conditions for staff sharing small workspaces
- Relocate the current cycle room to fit on the same side as the fitness/weight room



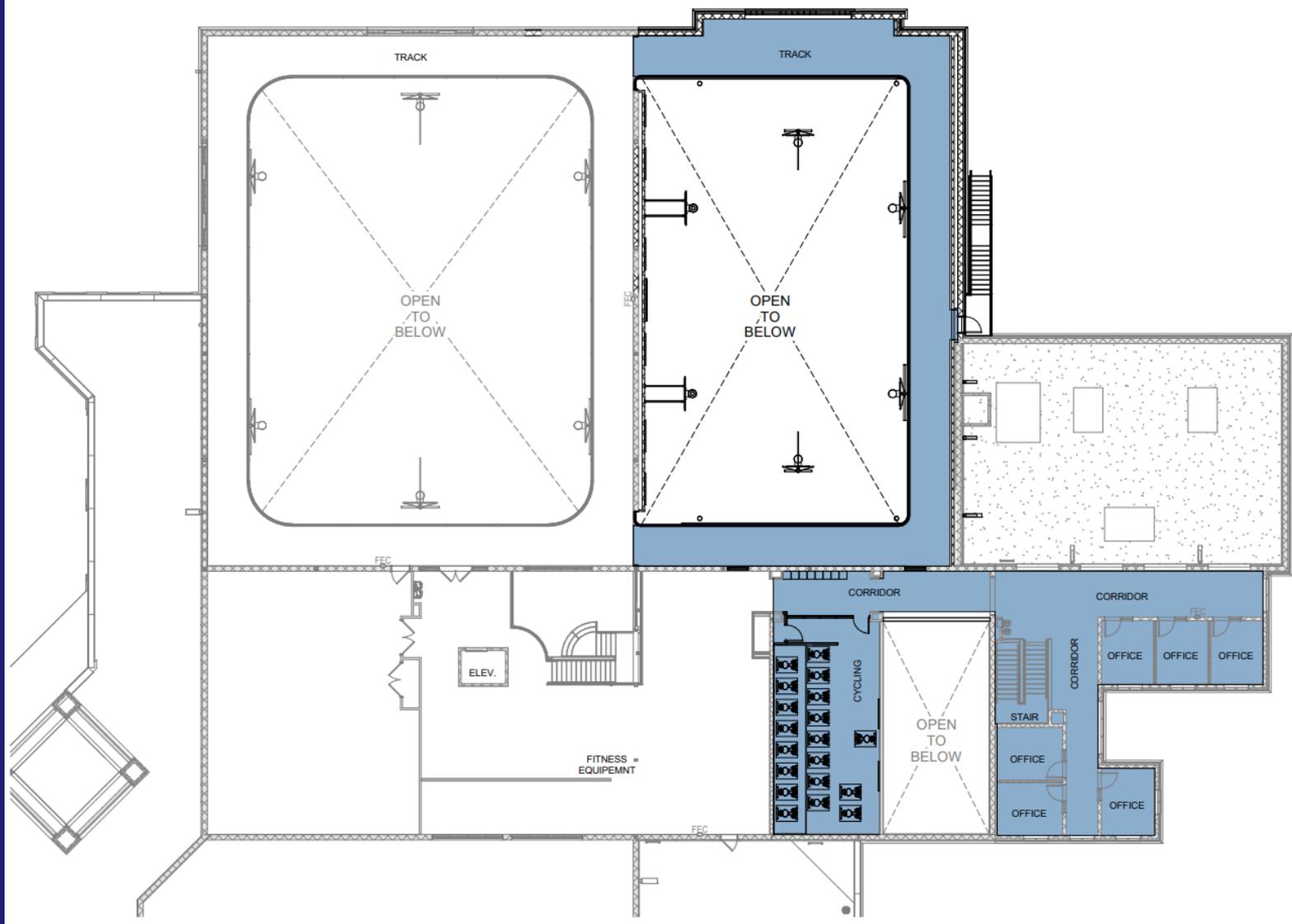
Brighton™
First Floor



1 FIRST FLOOR PLAN
1" = 20'-0"



BrightonSM
Second Floor



2 SECOND FLOOR PLAN
1" = 20'-0"



Selection Process

- Firms were evaluated based on multiple factors including:
 - Experience, Project Approach, Technical Qualifications, Price & Terms
- Thirteen (13) firms submitted qualifications
- Narrowed it down to the top five (5) proposals
- Two (2) firms were asked to interview to provide more detail on their project approach and how they could contribute to this project



Selected Firm

- FCI Constructors
 - Determined to be the most responsive and responsible firm
 - FCI Constructors met or exceeded all initial criteria in the RFQ
- FCI Constructors demonstrated the greatest understanding of the project and scope of work
- FCI Constructors has a great historical satisfaction with the City of Brighton
 - Currently our General Contractor for the Municipal Service Center



Procurement Summary

Procurement method:

After formal solicitation conducted through BidNet Direct, FCI Constructors, Inc was awarded a contract for pre-construction services for project 24-008645 Brighton Recreation Center Gym Expansion on or around August 20, 2024.

Staff recommendation:

Accept the proposed Guaranteed Maximum Price (GMP) for Phase 2 – Construction in the amount of \$11,641,771 as submitted by FCI Constructors, Inc.

Contract History:

Original Total: \$10,000

Amd 1: \$11,641,771

Current Total:

\$11,651,771



Staff Recommendation

Staff recommends moving forward with FCI Constructors at a GMP cost of \$11,641,771.00 and moving this to consent agenda at the next City Council meeting on Tuesday, December 17.



Questions?