



CITY OF FLAGSTAFF CONTRACT SUPPLEMENTARY JUSTIFICATION Design-Build OR CMAR Contracts

PROJECT NO. _____ PROJECT NAME: Pulliam Airport Long-Term Parking

FILE NO. _____ Project Manager: Adam Miele

CONTRACTOR/CONSULTANT: Eagle Mountain Construction

PROJECT DESCRIPTION:

The construction of a long-term parking lot in a currently undeveloped parcel, the incorporation of a pedestrian walkway from the new parking lot to the airport terminal and minor roadway widening with an incorporation of a bike lane.

JUSTIFICATION FOR USE AND AMOUNT:

Contractor's Contingency Justification and Amount:

The contractor's contingency is \$10,000.00 (0.41% of the contract amount). The account will be established to cover unforeseen findings through the construction phase (i.e., unsuitable subgrade, unexpected rock trenching / removal...). The GMP was established prior to final development of the plans and specifications.

Owner's Contingency Justification and Amount:

The owner's contingency is set to \$73,035.00 (3% of the contract amount). This account will be established for unforeseen construction material cost escalations and modifications or changes to the plan set that is made during construction. The cost escalations in construction materials within the recent months have been high in several areas (i.e., steel cost, concrete cost, fuel cost...).

COST/BUDGET/FUNDING SOURCE ANALYSIS:

Contractor's Contingency:

Funding will be provided by account number: 221-07-222-0883-0-4433

Owner's Contingency:

Funding will be provided by account number: 221-07-222-0883-0-4433

APPROVAL:	Signature	Approval Recommended	Date:
Project Manager	<u>Adam Miele</u>	<u>Adam Miele</u>	<u>Adam Miele</u>
Program Manager	<u>Adam Miele</u>	<u>Adam Miele</u>	<u>Adam Miele</u>
Section Head	<u>Barney Helmick</u>	<u>Barney Helmick</u>	<u>Barney Helmick</u>
Division Head	<u>Heidi Hansen</u>	<u>Heidi Hansen</u>	<u>Heidi Hansen</u>

Definitions

Owner's Contingency (Design/Build or Construction Manager at Risk)

"Owner's Contingency" means a fund to cover cost growth during the Project used at the discretion of the City usually for costs that result from City's directed changes or Differing Site Conditions, or as the City may otherwise elect. The amount of the Owner's Contingency will be set solely by the City and will be in addition to the Project costs included in the Design-Builder's GMP packages.

The Owner's Contingency are funds to be used at the sole discretion of the City to cover any increases in Project costs that result from City directed changes, Differing Site Conditions, or as the City may otherwise elect. Owner's Contingency will be added to the GMP amount provided by the Design-Builder, the sum of which will be the full Contract Price for construction. Markups for Construction Fee and taxes will be applied by the Design-Builder at the time that Owner's Contingency is used

Contractor's Contingency (Design/Build or Construction Manager at Risk)

"Design-Builder's/CMAR Contingency" means a fund to cover cost growth during the Project used at the discretion of the Design-Builder/CMAR, usually for costs that result from Project circumstances. The amount of the Design-Builder's/CMAR Contingency will be negotiated as a separate line item in each GMP package.

Use and management of the Design-Builder's/CMAR Contingency:

Design-Builder's/CMAR Contingency is an amount the Design-Builder/CMAR may use under the following conditions: (1) at its discretion for increases in the Cost of the Work, or (2) with written approval of the City for increases in General Condition Costs. Design-Builder/CMAR Contingency is assumed to be a direct Project cost so will receive all markups at the time of GMP submission.

When the Design-Builder/CMAR utilizes Design-Builder's/CMAR Contingency funds, the Design-Builder/CMAR shall make the appropriate changes to the Schedule of Values with the next regular progress Payment Request. The Design-Builder/CMAR shall deduct the amount of Design-Builder's/CMAR Contingency funds used from the Design-Builder's/CMAR Contingency line item and add the same amount to the line item on the Schedule of Values where the funds were used. If the Design-Builder's/CMAR Contingency funds are used for a new line item that was not given with the original Schedule of Values, that will be so indicated.