

**City Council Meeting Date:** May 6, 2025

**To:** Mayor and City Council  
City Administrator

**From:** David E. Bennett, Public Works Director/City Engineer

**..Title**

Consider Approval of Construction Manager Guaranteed Maximum Price Amendment after bid of New Ice Arena.

**..Body**

**Action Requested:**

The Northfield City Council Approves Construction Manager Guaranteed Maximum Price (GMP) Amendment after bid of New Ice Arena.

**Summary Report:**

The City of Northfield approved the partnership framework with the City of Dundas, Northfield School District and Northfield Hockey Association on June 18, 2024, along with the contract for the architect.

At the February 18, 2025 Council Meeting the Construction Manager (RJM Construction) and Architect (JLG) provided an update to Council on the estimated project cost for the new Ice Arena. The project was trending higher with costs, so the project management team with guidance from RJM and JLG identified pre-bid value engineering of \$900,000. The project estimate to Council was \$24.8 Million.

RJM Construction received the bids for the New Ice Arena on Wednesday April 23, 2025. The bids have been compiled and are near the February estimate to Council. A summary of the bids along with the NHA Donations and funding framework is attached. The proposed GMP Amendment with RJM Construction for the construction cost is \$20,951,511.

The Northfield Hockey Association (NHA) has done a wonderful job in seeking donations and are currently at \$3.8 Million in donations plus the land that was also donated.

With the \$3.8 Million in donations raised, the NHA has raised enough funding to include the precast stadium seating Alternate. They are slightly short of the Dryland Training by \$187,247 but are hoping to have that secured for the project in the next 60 days. The contractor has indicated they will hold pricing for 60 days while the NHA tries to close that funding gap.

With the NHA donations raised, along with the partnership from the City of Dundas and Northfield School District, staff is recommending Council approve the Guaranteed Max Price Amendment.

**Alternative Options:**

Staff are recommending approving the Guaranteed Max Price Amendment

Staff aren't recommending the other alternatives that were bid.

Alternate 3 - Skylight \$46,000

Alternate 4 - Precast Exterior River Theme \$92,000

**Financial Impacts:**

See Attached

**Tentative Timelines:**

Project was bid April 23, 2025

Construction will begin May 12, 2025

Ice Arena will open August 2026