



Legislation Details (With Text)

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Title: Construction Manager at Risk for Construction of the Technology Building (B)

Staff recommends awarding a contract to PPI/Charles Perry Construction, LLC, for pre-construction and construction management services for the Technology Building.

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Date	Ver.	Action By	Action	Result
3/10/2008	0	City Commission	Approved as Recommended	Pass

Construction Manager at Risk for Construction of the Technology Building (B)

Staff recommends awarding a contract to PPI/Charles Perry Construction, LLC, for pre-construction and construction management services for the Technology Building.

The City Commission approved a contract for Architectural and Engineering Services for the design of a new technology building east of the Administration Building along SE 4th Avenue on June 12, 2006. Staff is engaged with the architect in developing a master plan for the site. Subsequently, schematic designs of the new building will be created. The City Commission approved the construction of the new building in the Utility FY08 budget. The project is to construct a single story, secure building, hardened to withstand hurricane force winds and acts of nature. The building will house a computer room, network operations center; backup systems control center and facilities to house operations personnel in the event of an emergency.

Staff has evaluated the various methods of project delivery for this construction project, and is recommending use of a Construction Manager at Risk with Guaranteed Maximum Price (CM at Risk with GMP). This method centralizes responsibility for the construction under a single contract and requires a bonded guaranteed maximum price for construction prior to the beginning of construction, producing a more cost effective, timely and predictable project.

Services to be provided by the CM at Risk with GMP will be divided into two phases. The first phase of the project is referred to as Pre-construction Services supporting Design Services and will include such activities as cost analysis, construction and cost consulting, constructability review, scheduling, and ultimately the development of a guaranteed maximum price for the construction of the new building. Pre-construction Services will be paid at cost plus a negotiated percentage. Phase Two encompasses Construction Services and will include permitting, materials and trade procurement, and the general management of the construction of the project. Phase Two Services will be paid as a GMP.

Utilities Purchasing issued Request for Statement of Qualifications (RFSQ) for CM at Risk services to seven known companies that perform this type of work. Three firms submitted Statements of Qualifications, which were scored after evaluation of the submittals and oral discussions with the companies in accordance with the criteria established in the RFSQ. The ranking is as follows:

PPI/Charles Perry Construction LLC

BBI Construction Management, Inc.

Scherer Construction & Engineering of North Florida, Inc.

A tabulation of the evaluation is attached for your information.

If staff is unable to negotiate an acceptable contract with the top ranked company, it may initiate negotiations with the other companies in sequential order.

The City Commission: 1) approve the final ranking of companies for the Construction Manager at Risk with a Guaranteed Maximum Price ; 2) authorize the General Manager, or her designee, to negotiate a contract with PPI/Charles Perry Construction for Construction Management at Risk with Guaranteed Maximum Price Services for the GRU Technology Building subject to approval of the City Attorney as to form and legality; and 3) authorize staff to procure services, equipment and materials, as required, to complete the project as budgeted, subject to the final appropriation of funds.

CM services will be paid a negotiated percentage of the total cost of construction. Projected Project budget is \$3.95 million. \$2.5 million for the project is contained in the Utilities FY08 budget. The balance will be requested in future fiscal years.

Prepared by Jennifer L. Hunt, Chief Financial Officer

Submitted by Karen S. Johnson, General Manager