



Legislation Details (With Text)

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Title: Construction Manager for the Eastside Operations Center (B)

Staff recommends awarding a contract to Skanska USA Building Inc. for pre-construction and construction management services for construction of the Eastside Operations Center.

Sponsors:

Indexes:

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Attachments: 1. 080628_contract_20081204.pdf

Date	Ver.	Action By	Action	Result
12/4/2008	0	City Commission	Approved as Recommended	Pass

Construction Manager for the Eastside Operations Center (B)

Staff recommends awarding a contract to Skanska USA Building Inc. for pre-construction and construction management services for construction of the Eastside Operations Center.

The City Commission authorized the purchase 117.68 acres located in the 4500 block of North Main Street on November 27, 2006 for a new operations compound. On December 11, 2006, the City Commission approved a contract for Architectural and Engineering Services for the design of the Eastside Operations Center. The property was rezoned from Industrial to Public Service on November 6, 2008. Staff has worked with an architect and engineers to develop a master plan, initiated design development and has begun the development review process.

The project design development has now reached thirty percent of completion with construction slated to begin in early fiscal year 2010. The project consists of constructing a combined utilities operations center to support all utility services offered by GRU. The project includes the construction of seven major buildings, three minor buildings, a vehicle refueling station, equipment shelter and extensive site work including paving, drainage and related work.

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. The second phase 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 a Request for Statement of Qualifications (RFSQ) for CM at Risk services to 22 known companies that perform this type of work and the RFSQ was posted on the GRU web site. Twelve firms submitted Statements of Qualifications. A review committee evaluated and short listed the submittals to the top four firms. These four firms were invited to make oral presentations for final evaluation and ranking based on criteria established in the RFSQ. The final ranking is as follows:

Skanska USA Building, Inc.
MM Parrish Construction, Inc.
Clancy & Theys Construction Company, Inc.
Barton Malow Construction Services

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 for the Eastside Operations Center; 2) authorize the General Manager, or his designee, to negotiate a contract with Skanska USA Building Inc. for Construction Manager services for the GRU Eastside Operations Center project, subject to approval of the City Attorney as to form and legality; and 3) authorize staff to procure services and equipment, as required, to complete the project as budgeted, subject to the final appropriation of funds.

Funding for this project is in the Utilities FY09 and FY10 budget and will be requested in future fiscal years.

Prepared by David E. Beaulieu, AGM, Energy Delivery

Submitted by Robert E. Hunzinger, General Manager