



Legislation Text

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TITLE:

The 203 Project Construction Management at Risk (CMAR)

PURPOSE: The purpose of this agenda item is to provide the BOA an opportunity to authorize the Town Manager to enter into an agreement with a selected construction management company to provide CMAR services for The 203 Project.

DEPARTMENT: Public Works

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INFORMATION: The 203 Project, located at 203 S. Greensboro St, is currently in the schematic design phase with the architectural firm Perkins & Will (P&W), approved by the BOA on April 3, 2018 at their regular meeting. County and Town Staff have considered alternatives for the delivery method process during the design and construction phases. We believe that a Construction Manager at Risk (CMAR) will provide the most efficient and cost effective method throughout the design and construction phases. The CMAR model will provide the Town the benefit of expert knowledge regarding construction costs and methods as well as “value engineering” partnering with the architects during the design phase. This method saves time, endeavors to minimize field changes and change orders and helps to reduce costs and increase value. In addition, the CMAR contract will provide a guaranteed maximum price for construction, allow the Construction manager the ability to assemble the best team of subcontractors, assuring the best outcome.

Accordingly, we received submittals to our RFQ for a CMAR on July 31st from two companies-the Resolute Building Company and Barnhill Contracting Company. The qualifications of each submittal are under review by staff. Upon selection we will begin negotiating a contract to establish the CMAR relationship with the best qualified company.

FISCAL & STAFF IMPACT: This will be a negotiated guaranteed maximum price based on the scope of the project and funded through the project fund.

RECOMMENDATION: Staff recommend that the Board of Aldermen authorize the Town Manager to enter into agreement with a selected construction management company to provide CMAR services for The 203 Project.