



## Legislation Text

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**File #:** 21-560, **Version:** 1

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**ITEM TITLE:**

Consider authorizing the solicitation of statements of qualifications from qualified firms for Construction Manager At-Risk (CMAR) services on Phase 1 McMahon Auditorium Addition and Renovation Project EN1502B

**INITIATOR:** Director of Engineering, Joseph Painter

**STAFF INFORMATION SOURCE:** Director of Engineering, Joseph Painter

**BACKGROUND:** On June 8, 2021, Council approved contract to C.H. Guernsey & Co. for professional architectural services for Phase 1 McMahon Auditorium Addition and Renovation Project EN1502B in the amount of \$328,950. The scope of services included the design elements which will help progress the building to meet current building code requirements by expanding the women's restroom on the first floor, adding east enclosed stairs, updating the existing mechanical systems, expanding the fire suppression system throughout the building, part of which may be funded through a grant, updating the mezzanine level women's restrooms to meet current accessibility standards, adding one unisex restroom, adding east elevator access to the mezzanine and balcony, updating handrails and guardrails and provide new landscaping in front of new phase 1 addition.

Staff seeks authorization to solicit statements of qualifications from qualified firms for Construction Manager at Risk (CMAR) services on this project. CMAR, as authorized by O.S. Title 61, Sections 216 and 217 is a delivery method which entails a commitment by a qualified Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP) based on the construction documents and specifications. The selected CMAR firm will provide professional services and assist the owner and architect during design. At owner's discretion, the CM contract may be extended to include construction phase services for the project.

Staff is recommending using the CMAR delivery method for this project as the current volatility in the construction industry has led to issues in material availability and thereby cost increases. It is anticipated the CMAR process will provide better cost control throughout the process versus the traditional method of design-bid-build. The CMAR will provide updated cost estimates throughout the design process to enable the designers and Staff to ensure the project will stay within budgetary limits. Upon completion of design, bids for construction of the project will be solicited by the CMAR in accordance with O.S. Title 61 and brought before Mayor and Council for award or rejection.

**EXHIBIT:** RFQ CMAR MMA

**KEY ISSUES:** None

**FUNDING SOURCE:** 2019 CIP

**STAFF RECOMMENDED COUNCIL ACTION:** Authorize the solicitation of statements of qualifications from qualified firms for CMAR services on Phase 1 McMahon Auditorium Addition and Renovation Project EN1502B