



Legislation Text

File #: 21-561, **Version:** 1

ITEM TITLE:

Consider authorizing the solicitation of statements of qualifications from qualified firms for Construction Manager at Risk (CMAR) services on the City Hall Renovation Project EN2004A

INITIATOR: Director of Engineering, Joseph Painter

STAFF INFORMATION SOURCE: Director of Engineering, Joseph Painter

BACKGROUND: Council approved professional services contract with MA+ Architecture, LLC to provide design services for City Hall Renovation Project EN2004A on December 8, 2020. The contract consisted of a Preliminary Report (Schematic Design) for completing the renovation of City Hall in the amount of \$67,500. On July 13, 2021, MA+ Architecture presented the schematic design information at the meeting and Council approved Base Bid plus Alternate Package 1 in the amount of \$6,734,087.13. Estimated Costs includes Construction costs, Architect and Engineer (A&E) fees and Furniture, Fixtures and Equipment (FF&E) costs for the project are broken down into the Base Bid plus Alternate Package 1. On September 28, 2021, Council approved Amendment No.1 to the existing contract with MA+ Architecture, LLC. The Amendment No. 1 included Design Development (DD), Construction Documents (CD), Bidding (B) and Construction Administration (CA) into the existing contract in the amount of \$328,515.00.

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 the City Hall Renovation Project EN2004A