

RESOLUTION APPROVING THE USE OF THE CONSTRUCTION MANAGER AT RISK DELIVERY METHOD TO CONSTRUCT THE COLISEUM FIELDHOUSE RENOVATION PROJECT, THE ERC'S FINAL RANKINGS OF THE THREE FINALISTS TO SERVE AS THE CITY'S CONSTRUCTION MANAGER AT RISK FOR THE COLISEUM FIELDHOUSE RENOVATION PROJECT, AND THE NEGOTIATION OF A CONTRACT FOR PRE-CONSTRUCTION SERVICES WITH SAMET CORPORATION IN AN AMOUNT NOT TO EXCEED \$20,000.

WHEREAS, City staff recommends that the City Council select the CMAR delivery method to construct the Coliseum Fieldhouse Renovations Project.

WHEREAS, after reviewing the Memorandum presented by City staff, the City Council analyzed the advantages and disadvantages of using the CMAR delivery method in lieu of the separate prime, single prime and dual bidding delivery methods authorized by N.C.G.S. 143-128 (a1)(1) through (a1)(3) and concludes that due to the time and cost constraints on this project, the specific advantages of Fast Tracking, Cost Control, Increased Opportunities for M/WBE Participation, and Reduction in Significant Change Orders in using the CMAR delivery method far outweigh the disadvantages of having potential communications issues between the designer and the Construction Manager.

WHEREAS, on November 5, 2015, the Coliseum formally issued a Request for Qualifications (RFQ) for firms to serve as the Construction Manager at Risk (CMAR) to construct the Fieldhouse. The RFQ required all responding companies to contract with an M/WBE firm as a minority partner for 10% of the Pre-Construction Fee and 10% of the Construction Management Fee. Additionally, all companies submitting proposals had to commit to meeting the City's goal of obtaining 20% M/WBE sub-contractor participation in the construction of the facility.

WHEREAS, on November 18, 2015, the Coliseum timely received proposals from the following four companies and their M/WBE minority partners:

1. Frank L. Blum Construction Company / J. S. Mention Corporation;
2. Rentenbach Constructors, Incorporated / Sterling Construction Services, Inc.;
3. Samet Corporation / SRS, Inc.
4. Synergy Building Group, LLC

WHEREAS, on November 30, the Evaluation & Ranking Committee ("ERC") reviewed and evaluated the proposals and determined the three (3) finalists to be invited to make Oral Presentations to the ERC using a 100 point scale rating system and blind balloting based on the five (5) criteria defined in the RFQ.

WHEREAS, the following three firms and their M/WBE minority partners received the highest scores:

1. Rentenbach Constructors, Incorporated / Sterling Construction Services, Inc. - **90.86**
2. Samet Corporation / SRS Inc - **90.57**
3. Frank L. Blum Construction Company / J. S. Mention Corporation;- **87.29**

WHEREAS, ERC held Oral Presentations on November 30, 2015, and after the presentations were made, the Committee used a blind balloting system to rank the three finalists using the 100 point scale rating system on the same five (5) criteria defined in the RFQ. The final results were:

1. Samet Corporation / SRS, Inc. - **92.43**
2. Frank L. Blum Construction Company / J.S. Mention Corporation - **89.00**
3. Rentenbach Constructions, Incorporated / Sterling Construction Services, Inc.- **88.57**

WHEREAS, Samet Corporation was ranked as the most qualified firm to serve as the City's Construction Manager at Risk for the Coliseum Fieldhouse Project.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council has compared the advantages and disadvantages of using the Construction Management-At-Risk delivery method for the Coliseum Fieldhouse Renovations Project in lieu of the delivery methods identified in G.S. 143-128(a1)(1) through G.S. 143-128(a1)(3), and the use of the Construction Management-At-Risk delivery method is in the best interest of the project, because due to the time and cost constraints on this project, the specific advantages of Fast Tracking, Cost Control, Increased Opportunities for M/WBE Participation, and Reduction in Significant Change Orders in using the CMAR delivery method far outweigh the disadvantages of having potential communications issues between the designer and the Construction Manager;
2. That the Evaluation and Ranking Committee's rankings of the three CMAR finalists are adopted;
3. That the City is hereby authorized to enter into negotiations with the Evaluation & Ranking Committee's number one ranked firm, Samet Corporation, to serve as the City's Construction Manager-At-Risk for the Coliseum Fieldhouse Renovations Project, and if the negotiations are successful, to enter into a contract for Pre-Construction Services with Samet Corporation in an amount not to exceed \$20,000.
4. That if the City is unable to negotiate a contract with the Evaluation & Ranking Committee's number one-ranked firm to serve as the City's Construction Manager-At-Risk for the Coliseum Fieldhouse Renovations Project and conduct Pre-Construction Services, the City is authorized to enter into negotiations with the Evaluation & Ranking Committee's second ranked firm, and if the City is unable to negotiate a contract for Pre-Construction Services with the second-ranked firm, the City is authorized to enter into negotiations with the Evaluation & Ranking Committee's third ranked-firm to enter into a contract for Pre-Construction Services.