



Legislation Details (With Text)

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<b>Title:</b>	Resolution Approving the Selection of Harper Corporation General Contractors as the Construction Manager for the TZ Osborne Electrical Buildings and Electrical/Mechanical Project and Authorizing the City Manager to Negotiate and Execute a Preconstruction Phase Services Contract not to Exceed \$335,354.08				
<b>Sponsors:</b>					
<b>Indexes:</b>	District 3, WR Contracts				
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<b>Attachments:</b>	1. Harper - TZO CMAR Proposal, 2. MWBE GFE Memo TZ Osborne WRF Electrical Buildings for BNR CMAR, 3. 17-0485 Resolution CMAR Selection.pdf				

Date	Ver.	Action By	Action	Result
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Resolution Approving the Selection of Harper Corporation General Contractors as the Construction Manager for the TZ Osborne Electrical Buildings and Electrical/Mechanical Project and Authorizing the City Manager to Negotiate and Execute a Preconstruction Phase Services Contract not to Exceed \$335,354.08

Department: Water Resources  
Council District: 3

Public Hearing: N/A  
Advertising Date/By: N/A

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**PURPOSE:**

In order to utilize the Construction Manager at Risk (CMAR) project delivery method for the TZ Osborne WRF Electrical Buildings for Biological Nutrient Removal (BNR) and Additional Electrical/Mechanical Upgrades Project, City Council approval of the selected Construction Manager is requested. Authorization for the City Manager to negotiate and execute a preconstruction phase services contract with the Construction Manager for the purpose of developing a Guaranteed Maximum Price (GMP) is requested as well.

**BACKGROUND:**

The TZ Osborne WRF Electrical Buildings for BNR and Additional Electrical/Mechanical Upgrades Project provides for the design of two electrical buildings and non-potable water improvements at the TZ Osborne Water Reclamation Facility.

On April 28, 2017, the Water Resources Department issued a Request for Qualification (RFQ) for Construction

Manager at Risk Services for the TZ Osborne WRF Electrical Buildings for BNR and Additional Electrical/Mechanical Upgrades Project. The CMAR delivery method was selected because it provides the opportunity to engage the construction contractor during the design phase, who in turn, can provide value engineering and construction insight on complex portions of the proposed work. It also provides for a much more collaborative and open project delivery process with GMP development earlier in the project schedule as compared to Design-Bid-Build. This added benefit allows the opportunity if necessary to adjust the project scope prior to completion of design to meet budget constraints.

Three firms submitted a Statement of Qualification (SOQ) by the May 26, 2017 submission deadline. The firms who submitted a SOQ were Crowder, Garney, and Harper. A selection committee comprised of internal and external representatives was chosen to evaluate and score the SOQ submitted by each firm. The committee evaluated the submissions based on experience, qualifications, project approach, project team members, proposed M/WBE utilization plan, and safety record. The SOQ submitted by Harper received the highest score followed by Crowder, and Garney.

With the selection and approval of a Construction Manager, negotiations to finalize a preconstruction services contract can proceed. Preconstruction services to be provided by Harper include design phase constructability reviews and value analysis, operations focused reviews, plant start-up and commissioning planning during design, collaborative workshops during preconstruction, project execution planning, and procurement (buy-out) planning.

The current schedule calls for the completion of the design phase and development of a GMP by January of 2018. Development of the GMP proposal for construction of the work will be performed in an open-book environment allowing the City to review all pricing information used to establish the GMP. As the Construction Manager, Harper has proposed a lump sum fee of \$335,354.08 to provide Phase 1 - Preconstruction Services and Phase 2 - Development of the Guaranteed Maximum Price services. The CMAR Team includes Harper Corporation, C2 Contractors, LLC, All System Restored HVAC & Electrical, LLC and Nesmith Construction, LLC. The MWBE commitment is 21.5% of the total contract amount.

**BUDGET IMPACT:**

Funding in the amount of \$335,354.08 is budgeted in the Water Resources Capital Improvements Fund account 515-7056-06.5410.

**RECOMMENDATION / ACTION REQUESTED:**

The Water Resources Department recommends approval of the selection of Harper Corporation General Contractors as the Construction Manager for the TZ Osborne WRF Electrical Buildings for BNR and Additional Electrical/Mechanical Upgrades Project, and authorizing the City Manager to negotiate and execute a preconstruction phase (1 and 2) services contract in the amount not to exceed \$335,354.08 with Harper Corporation General Contractors.