



Legislation Text

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Resolution Approving Contract No. 2019-0330 with Samet Corporation in the Amount of \$433,662 for Fire Station No. 7

Department: Fire
Council District: 2

Public Hearing: NA
Advertising Date/By: NA

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PURPOSE:

In order to utilize the Construction Manager at Risk (CMAR) project delivery method for the new Fire Station to replace Fire Station No. 7, City Council approval of the selected Construction Manager is requested. Authorization for the City of Greensboro Fire Chief (Chief Bobby Nugent) 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:

In order to better serve and meet the needs of fire protection coverage to the citizens of Greensboro, the Fire Department will be replacing the current fire station located at 1064 Gatewood Avenue. The new station will provide much needed upgrades and services not currently available at this aged station location. ADW Architects will provide the City with full design document services for this new permanent Fire Station.

On January 23, 2019, the Fire Department issued a Request for Qualification (RFQ) for Construction Manager at Risk Services for the construction of the new Fire Station No. 7 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. This added benefit allows the opportunity if necessary to adjust the project scope prior to completion of design to meet budget constraints.

Five firms submitted a Statement of Qualification (SOQ) by the February 18, 2019 submission deadline. The firms who submitted a SOQ were Edifice General Contractors, Frank L. Blum Construction Company, LeChase, Samet Corporation and W.C. Construction Company. 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 Samet Corporation received the highest score followed by Edifice, LeChase, WC Construction Company and FL Blum.

With the selection and approval of a Construction Manager, negotiations to finalize a preconstruction services contract can proceed. Preconstruction services to be provided by Samet Corporation include design phase constructability reviews and value analysis, collaborative workshops during preconstruction, and project execution planning.

The current schedule calls for the completion of the design phase and development of a GMP by November 6, 2019. 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, Samet Corporation has proposed a lump sum fee of **\$433,662.00** of which \$116,362.00 is related to pre-construction services and \$35,868.00 for site design of the temporary Station #7. These two (2) items total **\$152,230.00** of which 10% (the MWBE Protégé goal) will be spent for Mentor Protégé at a total of \$15,223.00. Samet Corporation's CMAR Team includes United Maintenance Group as their Protégé participant.

The remaining **\$281,432.00** will be used for the early site grading and utilities package cost. Once this work package is finalized, it will be sent to the MWBE office for goal setting.

BUDGET IMPACT:

The Greensboro Fire Department will provide funding from future bond issues to be approved by City Council in FY19-20.

RECOMMENDATION / ACTION REQUESTED:

The Fire Department recommends approval of the selection of Samet Corporation as the Construction Manager for the construction of the new Fire Station No. 7 project, and authorizing Chief Bobby Nugent, City Of Greensboro Fire Chief, to negotiate and execute a preconstruction phase (1 and 2) services contract in the amount not to exceed \$433,662.00 with Samet Corporation.