



Legislation Text

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Resolution Authorizing Steven B. Tanger Performing Arts Center Construction Manager at Risk Contract

Department: Coliseum
Council District:

Public Hearing:
Advertising Date/By:

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PURPOSE:

BACKGROUND: On Friday October 17, the City of Greensboro formally issued a Request for Qualifications (RFQ) for firms to serve as the Construction Manager at Risk (CMAR) to build the Steven B. Tanger Performing Arts Center (STPAC). The RFQ required all proposals to be submitted on or before November 17, 2014. On November 17, 2014, the City received five (5) responses from interested CMAR firms and joint ventures:

- 1) Skanska USA Building, Inc./ Rentenbach Constructors, Incorporated;
- 2) JE Dunn Construction Group, Inc. / T.A. Loving Company;
- 3) Samet Corporation / Barnhill Contracting Company / SRS, Inc., a Joint Venture
- 4) Landmark Builders of the Triad / Messer Construction Company / Miles-McClellan Construction Company
- 5) PCL Construction Services Inc./ Weaver Cooke Construction, LLC/ R. J. Leeper Construction , LLC

On Tuesday, November 18, 2014, electronic copies of the five proposals were hand delivered to members of the STPAC CMAR Evaluation & Ranking Committee (see attached list of STPAC CMAR Evaluation & Ranking Committee Members) comprised of STPAC CMAR Selection Consultant and Moderator, Architect Larry Robbs of Walter, Robbs, Callahan & Pierce, two (2) representatives from the STPAC Private Donor's Building Committee, Professional Engineers, prominent local Businessmen and City officials as well as the City of Greensboro MWBE HUB Coordinator, Gwen Carter who served as a monitor of the process.

On Monday November 24, the STPAC CMAR Evaluation & Ranking Committee met to review, evaluate and determine the three (3) STPAC CMAR finalists to be invited to make Oral Presentations to the STPAC CMAR Evaluation & Ranking Committee using a 100 point scale rating system and blind balloting based on the five (5) criteria defined in the RFQ. The following three firms/joint venture candidates received the highest scores:

- | | | |
|----|---------------------------------|-------|
| 1. | Skanska/Rentenbach | 96.55 |
| 2. | Messer/Landmark/Miles-McClellan | 80.27 |

3. JE Dunn/TA Loving 78.00

Oral Presentations to the STPAC CMAR Evaluation & Ranking Committee were held on Friday December 12. The STPAC CMAR Evaluation & Ranking Committee, again using the 100 point scale rating system conducted blind balloting based on the same five (5) criteria defined in the RFQ and used earlier to determine the three (3) finalists, and voted on the final order of rankings of the three (3) CMAR finalists. The final results were:

- | | | |
|----|---------------------------------|-------|
| 1. | Skanska/Rentenbach | 98.45 |
| 2. | JE Dunn/TA Loving | 86.09 |
| 3. | Messer/Landmark/Miles-McClellan | 85.45 |

Copies of the actual tabulations results for each of the three (3) finalists based on the five (5) criteria measures are attached to this Agenda Item. The three (3) final ranked CMAR firms were then required as part of the RFQ to use the City's M/WBE plan to select an M/WBE firm to serve as a Protégé for the firm to mentor during the pre-construction phase of the contract. Similarly, the three finalists also had to select an M/WBE firm to serve as part of its construction management team if the finalist were to be awarded the contract to build the STPAC. Each firm was required to make "Good Faith Efforts" as that term is defined in the City of Greensboro M/WBE Plan to select both its Protégé and its Construction Management Team member.

The City of Greensboro's MWBE Coordinator, Gwen Carter, who attended and monitored both STPAC CMAR Evaluation & Ranking Committee sessions, has reviewed the three (3) CMAR firm's MWBE Good Faith Efforts documents and has determined that each STPAC CMAR firm has met the City's MWBE Good Faith Efforts standards outlined in the RFQ. The proposed MWBE Protégés and MWBE Construction Management Partner candidates of the three firms meet the City of Greensboro's MWBE qualifications and have the appropriate North Carolina General Contractor License Certifications. Finally, Ms. Carter has also reviewed the fees to be paid to the MWBE Protégé and MWBE Construction Management Partner candidates to ensure that the scope of work and fees to be paid meets or exceeds the City's MWBE goals.

Therefore, on behalf of the STPAC CMAR Evaluation & Ranking Committee, we respectfully recommend that the City Council, approve the final order of the rankings of the three (3) STPAC CMAR Teams as follows:

1. Skanska/Rentenbach/-
 - a. Protégé- RFI Construction, LLC
 - b. Construction Management Partner- Sterling Construction Services, Inc.
2. JE Dunn/TA Loving/
 - a. Protégé- JCG & Associates, Corp.
 - b. Construction Management Partner-Sterling Construction Services, Inc.
3. Messer/Landmark/Miles-McClellan
 - a. Protégé - Scott's, Ltd, Inc.
 - b. Construction Management Partner- Miles-McClellan Construction Company, Inc.

As a result of the STPAC CMAR final rankings, the STPAC CMAR Evaluation & Ranking Committee respectfully recommends that the City Council approve the selection of Skanska USA Building, Inc. and Rentenbach Constructors, Incorporated as the firms who are the most qualified to serve as the City's Construction Manager at Risk for the Steven B. Tanger Performing Arts Center and authorize the negotiation of a contract for Pre-Construction Services with Skanska USA Building, Inc. and Rentenbach Constructors, Incorporated. As part of this contract, Skanska and Retenbach will be required to hire RFI Construction, LLC

as its M/WBE Protégé partner.

In this contract, Skanska/Retenbach will work with the STPAC designers to review constructability issues during the design phase to reduce change orders in the field and the projected costs of the project during design to ensure that the project costs are as accurate as possible to prepare a Guaranteed Maximum Price (GMP) to offer the City Council to construct the building. The City Council will have an opportunity to accept or reject the GMP. If the City Council accepts the GMP, the Council will authorize the negotiation of a contract with Skanska/Retenbach to construct the building. This contract would contain the 20% MWBE sub-contracting goal that is contained in the Memorandum of Understanding between the City and the Community Foundation of Greater Greensboro passed by Council on March 4, 2014. This contract would also require Skanska/Retenbach to contract with Sterling Construction Services, Inc. to serve as their M/WBE Construction Management Team Member. If the City Council rejects Skanska/Retenbach's GMP, the City Council would then authorize the negotiation of a contract with the second-ranked CMAR firm, JE Dunn / TA Loving, to develop a new GMP to submit to the City Council. The City Council would then follow the same procedures as it did when Skanska/Retenbach submitted its GMP to the Council. If the City Council rejected the second-ranked firm's GMP, it would repeat the entire process with the third-ranked firm, and if the third-ranked firm's GMP was rejected, the City would have to re-issue the RFQ.

BUDGET IMPACT: None

RECOMMENDATION / ACTION REQUESTED: City Council approves the selection of Skanska USA Building, Inc. and Rentenbach Constructors, Incorporated as the firms who are the most qualified to serve as the City's Construction Manager at Risk for the Steven B. Tanger Performing Arts Center and authorize the negotiation of a contract for Pre-Construction Services with Skanska USA Building, Inc. and Rentenbach Constructors, Incorporated.