



AGENDA MEMO

3/7/2017 Agenda

TO: Honorable Mayor and City Council

FROM: Elizabeth Anderson, Purchasing Manager, Gerry Bradley, PARD Director

SUBJECT: Consider Award of CMAR Contract to W.B. Kibler Construction

BACKGROUND:

On December 20, 2016, Council authorized the use of the Construction-Manager-at-Risk (CMAR) delivery method for the demolition and expansion of the Holmes Aquatic Center buildings. A design contract with Davis & Davis, Inc., was previously authorized by Council in the amount of \$124,500.

On February 3, 2017, staff received proposals from five construction firms: W.B. Kibler Construction Co., Adolphson & Peterson Construction, Lyness Construction LP, Turner Construction Company, and Haydon Building Corp. The scoring criteria as defined within the RFP focused on the proposed project team's prior experience and quality of work, the contractor's proposed contract approach for efficiently and effectively completing the project, and the contractor's costing methodology and proposed fees for completing the project on budget.

A four member evaluation committee reviewed, evaluated, and scored the five proposals. The committee then conducted interviews with the three firms whose proposals merited the highest scores. **The committee's recommendation is to award the CMAR contract to W.B. Kibler Construction Co.** The committee concluded that all three finalists were extremely competent and capable of providing excellent service to the City. The committee ultimately selected W.B. Kibler based on their proposed fees and knowledge of the University Park community.

W.B. Kibler's proposed fees are as follows: pre-construction fee of \$1,500, on-site construction management fee of \$28,505 per month, and a profit and overhead fee of 2.5%. Once W.B. Kibler completes the bidding phase of the project, staff will come back to Council for authorization to award a gross maximum price (GMP) construction phase contract to W.B. Kibler.

The Architect's estimated construction budget as outlined in the RFP is \$6,000,000.00, with an expected construction period of September 15, 2017 through May 1, 2018.

FINANCIAL IMPACT:

Funding is appropriated and available as outlined below:

		Holmes Aquatic Center Buildings
	GL Account #	44-44-4410
	Project #	26500
Project Budget	<i>Estimated Construction Budget & Architect's Fees,</i>	\$ 6,124,500.00
Encumbered / Committed to Date	<i>Engineering Reports, Architect's Fees, Bid Costs</i>	\$ (128,100.00)
Pre-Construction Phase Fee to WBK		\$ (1,500.00)
Remaining Project Funds		\$ 5,994,900.00

A bid tabulation is attached. Representatives from W.B. Kibler will be on-hand for a brief introduction and overview of their organization.

RECOMMENDATION:

Staff recommends the award of the CMAR contract to W.B. Kibler Construction Company.