



Legislation Text

File #: Res 2017-43, **Version:** 1

RESOLUTION APPROVING AWARD OF CONTRACT FOR RECREATION CENTER ADDITION AND RENOVATION PRE-CONSTRUCTION SERVICES

Summary and Background Information :

As part of the Measure 2K Bond Program, the City plans to build renovations and additions to the City's existing recreation facility located at 6060 E. Parkway Drive, Commerce City, CO 80022. The CM/GC's services during the Pre-Construction Services include, but are not limited to, cost estimating, value engineering, scheduling, logistical planning, constructability analysis, bid package administration, bidding of trade contracts, and the preparation and submittal of a Guaranteed Maximum Price (GMP) proposal for the construction work.

The City may elect to proceed with the Project using the Contractor selected for Pre-Construction Services; CM/GC Construction Services shall be provided and will be authorized under a separate contract. The CM/GC's services during the Construction Services phase include, but are not limited to, construction management, administration, field supervision, coordinating subcontractors, maintaining quality, meeting schedules and providing the general conditions work for the Project.

Generally, all trade contracts shall be competitively bid and assigned to the CM/GC's contract. The CM/GC will be allowed to self-perform work that it traditionally performs with its own forces. This work shall be competitively bid by the GC against other contractors performing the same scope of work.

Selection Process:

A Request for Proposals (RFP) for Construction Manager/General Contractor (CM/GC) Services for Additions/Renovations to the Commerce City Recreation Center was issued to the qualified firms on February 14, 2017. Responses were received from seven firms on March 30, 2017.

Proposals were received from the following firms (in alphabetical order):

- Alliance Construction Solutions
- Fransen Pittman General Contractors
- Golden Triangle Construction
- MW Golden Constructors
- Sampson Construction
- Saunders
- Taylor Kohrs

The Proposal, Interview and Fee Proposal were scored separately based upon the following criteria established in the RFP:

Proposal:

1. Pre-construction services team and approach. 25%
2. Construction team and management approach. 25%
3. Approach to meeting and managing the construction budget, schedule and changes. 20%
4. Identification of project risks and innovation opportunities. 10%

5. Quality Assurance and Quality Control process and coordination approach for this project. 10%
6. Past performance evaluations. 10%

Interview:

1. Team's understanding of the overall project. 20%
2. Team's ability to present approach, communicate, and discuss project details. 60%
3. Question and answer responses. 20%

Fee Proposal:

1. Overall Fee

Final Scoring:

1. Proposal - 40%
2. Interview - 30%
3. Fee Proposal - 30%

Following a detailed review of the responses, the Selection Committee met on Wednesday, April 5, 2017 to discuss the responses and submit their proposal scoring based upon the established criteria.

The Selection Committee consisted of:

- Karen O'Donnell, Recreation Manager
- Chad Redin, Recreation Supervisor
- Matthew Thomason, Facilities Manager
- James Slaughter (CH2M)
- Steve Hergenrader (i3Integration)

Following discussion of all proposals, the Selection Committee selected the top three firms to interview based upon proposal evaluation scoring (in alphabetical order):

- Golden Triangle Construction
- Saunders
- Taylor Kohrs

Interviews with each firm were held on Thursday, April 13, 2017. Following the interviews, the Selection Committee submitted their interview scoring based upon the established criteria and discussed the interviews. Following the evaluations the Fee Proposals were opened and reviewed.

After final tabulation and weighting for each of the four selection criteria components, Golden Triangle Construction received the highest cumulative score, followed by Saunders and then Taylor Kohrs.

Based on compliance with the published Selection Criteria and Process as part of the RFP, the Selection Committee recommends award to Golden Triangle Construction Company.

Staff Responsible (Department Head): Michelle Halstead

Staff Member Presenting : Scott Hergenrader (CH2M)

Financial Impact : \$15,000

Funding Source : 2K Bond Program

Staff Recommendation : Award of Preconstruction Services to Golden Triangle Construction

Suggested Motion : I move to approve Resolution 2017-43