



City Council Report

Date: January 11, 2021
To: City Council
Through: Marc Heirshberg, Acting Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: 2020 Public Safety Training Facility Burn Building
City Project No. CP1019
Council District 5

Purpose and Recommendation

The purpose of this report is to provide information to Council concerning the selection of a Construction Manager at Risk (CMAR) for the proposed 2020 Public Safety Training Facility Burn Building project (Refer to Exhibit "A" for the project location).

Staff recommends that Council award a Pre-Construction Services contract to the selected CMAR, CORE Construction Inc., in the amount of \$30,000.

Background

The PSTF Burn Facility Expansion project was originally bid in 2015 and construction started in early 2016; however, the contractor was unable to meet the performance requirements and the contract was terminated on August 11, 2016. An agreement with the bonding company, Old Republic Surety Company resulted in the demolition of the partially constructed building. The City determined to proceed with a new building utilizing the previous design with minor adjustments.

Discussion

CORE Construction, Inc., had previously been selected as CMAR for this project to assist in the demolition of the building.

Staff has prepared and negotiated the fee for a Pre-Construction Services contract for the new burn building. During the Pre-Construction Phase, the CMAR will work closely with the project team to develop the project design, prepare a "Guaranteed Maximum Price" (GMP) for the construction of the building, and develop the project schedule. The GMP will be brought to Council for review and approval.

Alternatives

An alternative to the approval of this Pre-Construction Services contract for the selected CMAR would be to construct this project using the traditional Design/Bid/Build method. This is not recommended as the Burn Building was originally procured through the traditional Design/Bid/Build method and awarded the contract to a low-bid contractor that was unable to complete the construction due to the special services required for construction of a Burn Building.

Fiscal Impact

This pre-construction services contract is in the amount of \$30,000.00.

This project is funded by the 2013 Public Safety Bonds and the General Fund.

Coordinated With

The Fire and Medical Department concurs with this recommendation.