

Item Title: Approval to Proceed with Construction Management at Risk Delivery Method for the Convenience Center #3 / Town of Morrisville Public Works Project

Specific Action Requested:

That the Board of Commissioners approves the Construction Manager at Risk delivery method for eventual construction of the combined Wake County Convenience Center #3 / Town of Morrisville Public Works facility, based on concluding that this delivery method is in the best interest of the project, in accordance with NC General Statutes.

Item Summary:

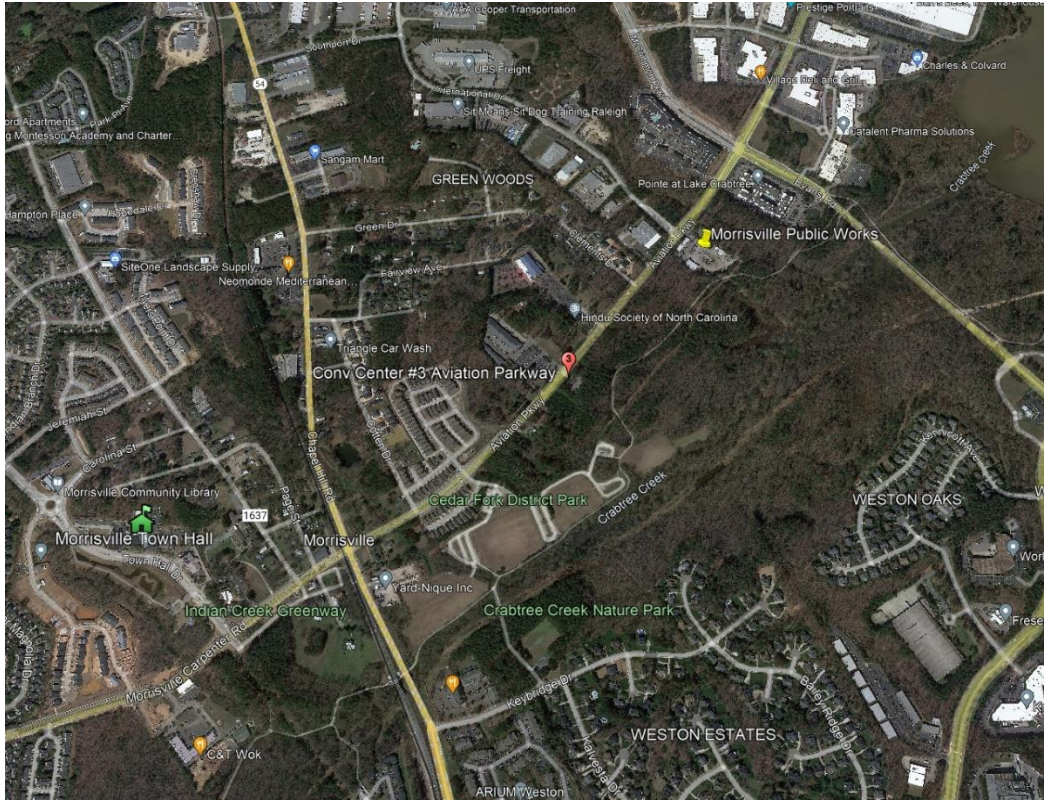
Purpose: NC State Statutes require public bodies to evaluate and conclude that the Construction Manager at Risk delivery method is in the best interest of the public body for a particular project, after documenting the advantages and disadvantages of this construction delivery method over conventional methods.

Background: Wake County and the Town of Morrisville are embarking on a combined project to relocate and expand Wake County's Solid Waste Convenience Center #3 and the Morrisville Public Works complex on a shared site. Given the size and complexity of this project, the Construction Management at Risk (CMAR) delivery method is recommended for construction. Typically, this project team member is selected during the early design phase of the project to assist in the development of the design. This action requested is not for approval of a construction contract.

Board Goal: This action supports Growth and Sustainability Goal 5: "Promote sustainability and address issues associated with climate change" through supporting initiatives that encourage community recycling and safe disposal of solid waste.

Fiscal Impact: The approval of the construction management at risk delivery method does not require any additional cost. Funding for the Convenience Center #3 / Morrisville Public Works project is appropriated in the Solid Waste Element of the Capital Improvement Program and in the Town of Morrisville's CIP program. Current estimate for the entire project is \$20,000,000, with Wake County responsible for approximately \$6,000,000 (for the Convenience Center), and the Town funding the balance (for their Public Works Facility). Additional funding for Wake County's portion of the project will be programmed in the FY 2024-2030 Capital Improvement Program.

Aerial Of General Area in Morrisville



Proposed Rendering of Joint Facility



CONCEPT LAYOUT - D
 Town of Morrisville Public Works & Wake County CC#3
 August 19, 2020



Additional Information:

In April 2014, the Wake County Convenience Center Master Plan was presented to the Board of Commissioners at a Work Session. The purpose of the Master Plan was to evaluate each existing site and provide a long-range comprehensive convenience center plan to assist in providing necessary waste disposal and recycling services. The Convenience Center Master Plan recommended the expansion of Convenience Center #3 located at 266 Aviation Parkway in Morrisville.

Also in 2014, the Town of Morrisville prepared a Public Works Master Plan and Needs Study. However, a number of significant changes have occurred since that time, such as a Town business model change that incorporates more staff, more storage, and additional facilities within Public Works and NCDOT's proposed widening of Aviation Parkway. The proposed widening will result in the need to demolish the Town's existing Public Works Facility located at 414 Aviation Parkway. This existing property, owned by the Town is 13 + acres and is large enough to construct a new Public Works Facility and County Convenience Center. Working within prior MOUs between the County and the Town, and with a design consultant, the Town and County have worked to jointly coordinate their master planning efforts to expand/relocate their respective facilities on this co-located site.

Due to the complexity and size of this project, and the need to maintain an efficient construction schedule and budget, staff proposes utilizing the Construction Manager at Risk (CMAR) delivery method for this combined project. This delivery method allows the owner to select a construction management firm that will act as a consultant to the owner during the design and bidding phases (preconstruction), and then act as the general contractor during the construction phase.

In the 2014 Session of the North Carolina General Assembly, House Bill 1043 was ratified to require public entities to compare advantages and disadvantages and conclude that the construction management at risk delivery method is in the best interest of the project, prior to using this delivery method in lieu of the conventional delivery methods of multi-prime, single prime or dual prime bidding. A report providing the above analysis is attached to this agenda item to satisfy the requirements of the state statute.

Generally speaking, there are numerous advantages to utilizing the CMAR delivery method on this project. CMAR is a very collaborative process, which introduces construction expertise into the design project to compliment the design expertise from the design team. The CMAR firm provides constructability advice and cost analysis services during the design phase, preparation and coordination of bid packages, scheduling control, cost control and value engineering. This early expertise and advice is crucial for a complex project during this continuing period of cost escalation.

By being introduced into the project in the early design phase, the CMAR becomes vested in the project before it is bid and can guide the project team with appropriate cost-based advice. The CMAR also becomes an advocate of the Owner throughout the project rather than an adversary, which can be a frequent occurrence in a hard-bid environment. The

CMAR delivery method is thus an excellent resource for information as well as a very collaborative process between Owner, Design Team and CMAR.

The CMAR method has successfully been implemented by the County for the Justice Center, Hammond Road Jail Expansion, Renovations to the Public Safety Center, WakeBrook Campus, Vernon Malone College & Career Academy, Davie Street Parking Deck, Cary Regional Library and Parking Deck, Oak City Center. It is also currently being used for the new Public Health Center. Additionally, this is a very commonly used delivery method for projects constructed by the School System and Wake Tech.

During the next 60 days, County staff will complete a process to select a Construction Manager at Risk for this project. The process for selecting a CMAR must comply with other various NC General Statutes. The Board's long standing "Policy for Selection of Consultants" complies with these requirements and will be followed for this selection process. Consistent with this Policy, a selection committee will be established to solicit and evaluate proposals, interview finalists, and rank CMAR firms culminating in a final selection of a CMAR for this project. The selected CMAR will participate in the design phase of the project. It is anticipated that award of the first of several construction contracts will occur in approximately 12-15 months.

Attachments:

1. Presentation