

**Item Title:** Selection of Construction Manager at Risk for the Cary Regional Library Project

**Specific Action Requested:**  
That the Board of Commissioners:

1. Approves the selection of the firm of Balfour Beatty Construction as Construction Manager at Risk (CMAR) for the Cary Regional Library Project, subject to satisfactory negotiation of final contract terms, conditions, and fee for preconstruction phase services;
2. Authorizes staff to negotiate final terms and conditions of an "Agreement for Construction Management at Risk Services" with Balfour Beatty Construction. The County's current version of the contract for such construction services shall be used as the basic agreement, subject to only specific modifications deemed acceptable to the County Attorney; and
3. Authorizes the Chairman to execute the "Agreement for Construction Management at Risk Services" with the selected CMAR with the provision that only preconstruction phase services are approved. Any formal contract for construction of any part of the project must be presented to the Board at a public meeting for their consideration and approval.

**Item Summary:**

On March 6, 2017, the Board of Commissioners approved the Construction Manager at Risk (CMAR) delivery method for construction of the Cary Regional Library and Downtown Parking Structure, based on concluding that this delivery method is in the best interest of the project, in accordance with NC General Statutes. This project will consist of construction of a two-story regional library plus ground floor service area, related Sitework, and a 340-space parking deck constructed concurrently with the library to support library patrons and other surrounding venues of the Town of Cary. A complex integrated public art installation is also included in the project.

Due to the multi-layered complexity of this project, including the partnership between two public entities, this project will receive significant benefit from this proposed delivery method. The CMAR method has successfully been implemented by the County for the Justice Center, Hammond Road Jail Expansion, WakeBrook Campus, Davie Street Parking Deck, renovations to the Public Safety Center and the Vernon Malone College & Career Academy.

County staff, with participation from Town of Cary staff, has now completed a process to select a CMAR to construct this project. This firm will assist the County and design team in preparing construction cost estimates for this project as design documents are completed, in order to establish an accurate budget, and will provide constructability advice, manage the bid process for trade subcontracts and manage construction of the project.

The process for selecting a CMAR must comply with various NC General Statutes. The Board's long standing "Policy for Selection of Consultants" has been followed for this selection process. Consistent with this Policy, a selection committee was established by the County Manager to solicit and evaluate proposals, interview finalists, rank CMAR firms, and provide the County Manager and Board with a summary of the committee's work.

The following individuals served on the committee:

Paul Kuhn	Town of Cary
Reid Saunders	Town of Cary
Sarah Alexander	Town of Cary
Steve Schuster	Clearscapes PA
Mark DuBois	Wake County General Services
Mark Roe	Wake County Facilities Design & Construction
Mark Forestieri	Wake County Facilities Design & Construction
David Rutherford, Chairman	Wake County Facilities Design & Construction

A "Request for Qualifications" (RFQ) was posted on the Wake County website on March 13, 2017. Notification letters were sent to all CMAR firms on the County's mailing list who had previously expressed interest in County CMAR projects. In addition, the RFQ was advertised on the Wake County Website and Challenger Newspaper. A pre-submittal conference was held March 20 with interested firms.

Comprehensive submittal packages were received from five (5) CMAR teams on March 30, 2017. Members of the selection committee reviewed all submittals individually, and then met to collectively go through each submittal. Three (3) CMAR teams were selected for further consideration:

Balfour Beatty Construction  
Rodgers Builders  
Barnhill Contracting Company

Interview sessions were held with each finalist on April 11, 2017. Evaluation criteria were published in the RFQ originally issued to CMAR firms. Relative weights for each criterion were established using a "forced choice matrix" analysis. Once the Selection Committee completed reviewing all proposals, conducted interviews and deliberated in a Work Session, each CMAR team was rated on a four point scale against each criterion (See attached evaluation worksheet).

The Selection Committee unanimously recommends that negotiations of contract terms and conditions for Construction Manager at Risk be initiated with the firm of Balfour Beatty Construction, including preconstruction services. Balfour Beatty Construction is one of the largest construction management firms in North Carolina. Their local office is in downtown Raleigh. Balfour Beatty has completed numerous public projects in North Carolina and Wake County, including a number of Wake County Public Schools projects. They also previously completed construction of the Wake County Justice Center in 2013 and Renovations to the Wake County Public Safety Center in 2011.

It is also recommended that the County's current version of its standard "Agreement for Construction Management at Risk Services" be used as the basic agreement, subject to only specific modifications deemed acceptable to the County Attorney.

The project is proceeding according to the schedule outlined to the Board at the March 6 meeting. The project will bid in late summer. One or more Guaranteed Maximum Price (GMP) contracts will be awarded based on recommendations ultimately provided by the CMAR. Each GMP contract will be brought before the Board for award after bids are obtained and evaluated. Construction will begin in the late summer or early fall and is scheduled to be completed early in 2019.

**Attachments:**

1. CMAR Evaluation Worksheet