

Item Title: Approval of Selection of Construction Manager at Risk for the Oak City Multi-Services Center

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the selection of Gilbane Building Company as Construction Manager at Risk (CMAR) for the Oak City Multi-Services Center, 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 Gilbane Building Company. 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 May 15, 2017, the Board of Commissioners approved the Construction Manager at Risk (CMAR) delivery method for construction of the Oak City Multi-Services Center, 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 the renovation and adaptive reuse of a vacated distribution warehouse structure originally constructed in the 1950's, and recently purchased by the County. This facility will be adjacent to the South Wilmington Street Men's Shelter. The building will be renovated into a Multi-Services Center which will serve as a single point of entry to assist people experiencing homelessness or at risk of homelessness and provide a centralized site where people can be connected to an array of services that will help them secure permanent housing.

Due to the complexity of this adaptive reuse renovation project, the County 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. It has also recently been deployed for the Cary Regional Library project.

County staff has now completed a process to select a CMAR to implement 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 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:

Annemarie Maiorano	Wake County Human Services
Crystal Farrow	Wake County Human Services
John Caliendo	LS3P Associates, Ltd (Architect)
Kelli Braunbach	Wake County General Services
Mark Roe	Wake County Facilities Design & Construction
Mark Forestieri	Wake County Facilities Design & Construction
Tommy Moorman, Chairman	Wake County Facilities Design & Construction

A "Request for Qualifications" (RFQ) was posted on the Wake County website on May 17, 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 May 31, 2017 with interested firms.

Comprehensive submittal packages were received from six (6) CMAR teams on June 14, 2017. Members of the selection committee reviewed all submittals individually, and then met to collectively go through each submittal. Four (4) CMAR teams were selected for further consideration:

Balfour Beatty Construction
Clancy & Theys Construction
Gilbane Building Company
Rodgers Builders

Interview sessions were held with each finalist on June 28, 2017. Evaluation criteria were published in the RFQ originally issued to CMAR firms. Once the Selection Committee completed reviewing all proposals, conducted interviews and deliberated in a Work Session, each CMAR team was rated on a five point scale against each criterion (See attached evaluation worksheet).

The Selection Committee recommends that negotiations of contract terms and conditions for Construction Manager at Risk be initiated with the firm of Gilbane Building Company, including preconstruction services. Gilbane is one of the largest construction management firms in North Carolina. Their local office is in Durham. Their firm has completed several public projects in North Carolina, including a number of Wake County Public Schools projects.

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 recently outlined to the Board at the June 19, meeting. The project will bid early next calendar year. One or more Guaranteed Maximum Price (GMP) contracts will be awarded, based on recommendations ultimately provided by the CMAR. Each formal GMP contract will be brought before the Board for award after bids are obtained and evaluated. Construction will begin early next year and is scheduled to be completed late in 2018.

Attachments:

1. CMAR Evaluation Worksheet