

Item Title: Approval of Selection of Construction Manager at Risk for the Marbles Kids Museum Expansion Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the selection of Rodgers – Holt Brothers, a Joint Venture as Construction Manager at Risk (CMAR) for the Marbles Kids Museum Expansion 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 Rodgers – Holt Brothers, a Joint Venture. 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:

Purpose: Because this selection process will eventually lead to a construction contract, staff has customarily brought forward the selection of a Construction Manager at Risk for Board approval.

Background: Marbles Kids Museum is a private 501(C)(3) nonprofit organization and operates a museum complex located at 201 East Hargett Street under a long-term lease with Wake County. The main museum facility was constructed in 1999 and the IMAX Theater was completed in 2001.

In 2017, the County and Marbles completed a Strategic Implementation Plan process to determine the greatest needs for the next 10 years and a plan for implementation. This plan was presented to the Board at a Work Session on October 9, 2017. At this meeting, the Board confirmed the County's continuing role as Landlord of this facility, agreed to allow future expansion of the Museum on this property and agreed to use Major Facilities funds to initiate the first phase of design work, based upon the Strategic Implementation Plan.

On March 18, 2019, the Board of Commissioners approved the Construction Manager at Risk (CMAR) delivery method for future construction of the Marbles Kids Museum Expansion Project, based on concluding that this delivery method is in the best interest of the project, in accordance with NC General Statutes.

Board Goal: This action supports standard County business.

Fiscal Impact: This project was previously funded in the FY 2019 – FY 2025 Capital Improvement Plan.

Additional Information:

The Marbles Kids Museum Expansion Project will consist of the expansion and complex renovation on a congested urban site with the additional requirement that the museum must maintain operations while the project is constructed. Due to the complexity of this project and the need to control cost, staff proposes utilizing the Construction Manager at Risk (CMAR) delivery method for this 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

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:

Sally Edwards	Marbles Kids Museum
Tim Hazelhurst	Marbles Kids Museum
Steve Schuster	Clearscapes (Architect)
Kelli Braunbach	Wake County General Services
Bill Hamilton	Wake County General Services
Mark Forestieri	Wake County Facilities Design & Construction
Tim Ashby, Chairman	Wake County Facilities Design & Construction

A "Request for Qualifications" (RFQ) was posted on the Wake County website on February 28, 2019. 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 13, 2019 with interested firms.

Comprehensive submittal packages were received from nine (9) CMAR teams on March 21, 2019. 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:

Barnhill/DA Everette Joint Venture
Balfour Beatty Construction
Rodgers – Holt Brothers, a Joint Venture

Interview sessions were held with each finalist on April 12, 2019. Evaluation criteria was 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 four-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 Rodgers – Holt Brothers, a Joint Venture, including preconstruction services. Collectively these firms have completed numerous museum projects, and public projects in North Carolina. Rodgers is one of the largest women-owned construction managers in the nation and Holt Brothers is one of the fastest growing certified minority- owned construction firms in North Carolina. Their local offices are located in Raleigh

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 March 18, meeting. The first phase of design will conclude this summer with a schematic design plan that will define the proposed expansion and renovation areas, preliminary building system requirements, a phasing and implementation approach and cost estimate. This design effort is currently about 50% complete. Staff and Marbles will update the Board with a design presentation.

Attachments:

1. CMAR Evaluation Worksheet
2. Rodgers--Holt Brothers Interview Presentation