

Item Title: Approval to Proceed with Construction Management at Risk Delivery Method for Wake County Public Health Center Project

Specific Action Requested:

That the Board of Commissioners approves the Construction Manager at Risk delivery method for eventual construction of the Wake County Public Health Center 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: The 20-Year Human Services Master Plan identifies the need for a new Public Health Facility. 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 Board action supports routine County business.

Fiscal Impact: This specific action to approve the construction management at risk delivery method does not have an associated cost. Funding for the Public Health Center project is planned in the County Buildings Element of the FY 2021-2027 Capital Improvement Program.

Additional Information:

At its October 8, 2018 Work Session, the Board of Commissioners endorsed the Human Services Long Term Service & Facilities Plan. The 20-Year Human Services Master Plan identified improvements to the service delivery process and outlined occupancy scenarios that align with the community's long-term service delivery needs. The selected scenario identifies the need for a new Public Health Facility adjacent to the existing Swinburne Human Service Building thus creating a Wake County Social Services and Public Health Campus.

An Advanced Planning & Programming study has been undertaken this year and is nearly complete. Wake County and the design team will utilize this information to move forward into the next phases of the project; Schematic Design, followed by Design Development and Construction Document preparation. Public Art will also be included in this project as it meets the requirements identified in the Public Art Ordinance.

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. 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, WakeBrook Campus, Vernon Malone College & Career Academy, Davie Street Parking Deck, Cary Regional Library and Parking Deck, Oak City Center and Renovations to the Public Safety Center.

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. Report on Recommendation for Use of Construction Management at Risk Delivery Method for Wake County Public Health Center & Parking Deck Project