

## STAFF REPORT

DATE: 7/11/2024

TO: City Council

FROM: Ted Henry, City Manager

SUB: RFQ for Owners Representative

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### BACKGROUND:

The City of Bel Aire was awarded BASE Grant funding for improvements to the Sunflower Commerce Park. Soon after the BASE Grant application was submitted, the Integra Technologies expansion project was announced (February 2023). Wichita-based company Integra Technologies announced it was going to build its combined headquarters and production facility in the City of Bel Aire, adding 2,500 + jobs in a community of 10,000 - a huge impact to the City. The move was dependent on Integra receiving a federal "CHIPS Act" grant, whose purpose is to shift the semiconductor supply chain and manufacturing system to the United States in wake of events associated with supply chain disruptions during COVID. These awards are just now starting to be awarded in 2024; the Integra project is still waiting to be announced.

Given the current uncertainty surrounding the Integra decision, the timeline for the BASE Grant funds, and other factors, staff concluded that the proposed use of BASE grant funding needed to be redirected to another project. The new initiative, proposed and approved by the Kansas Department of Commerce, aims to enhance the reliability and service capabilities of critical infrastructure, supporting economic development efforts. Specifically, the City proposes to use the funding for a Utilities and Public Works Facility Expansion, which includes water and sewer infrastructure and an equipment storage facility, as well as added administrative space with increased cybersecurity measures.

### DISCUSSION:

As one of the fastest-growing communities in our region, staff has limited time and expertise in constructing public facilities. With the grant deadline approaching, we have issued a Request for Qualifications (RFQ) to engage an owner's representative who will oversee and ensure the successful completion of this project.

The RFQ was distributed to seven reputable firms, receiving responses from three experienced companies: Burns and McDonnell, PEC, and SEH, all of whom we have previously worked with.

A selection committee was formed to evaluate each proposal and score each firm based on several key areas: their knowledge of Bel Aire, experience with grant management, and ability to handle the project in-house. Additionally, we considered their expertise in public building projects, the experience of their project teams, and their proposed processes and approaches. We also valued their project management skills, particularly in owner representation, as well as their capabilities in staff reporting, financial tracking, and construction. Finally, the local presence of each firm was an important factor in our decision-making process.

### RECOMENDATION:

Based on the committee's scoring matrix, (attached) PEC had the best proposal, experience, and knowledge to represent the City. The action on the agenda is to accept the committee's recommendation and authorize staff to negotiate an agreement.

# RFQ OWNERS REPRESENTATIVE SCORING

PROJECT CRITERIA	CUMULATIVE SCORE	Burns & McDonnell	PEC	SEH
Knowledge of Bel Aire	Range of 0-10 points	10	10	6
Grant Management Experience	Range of 0-10 points	8	9	2
Ability to Handle Project In-house	Range of 0-10 points	6	7	8
Experience with Public Building Inspections	Range of 0-10 points	6	10	8
Project Team Experience	Range of 0-10 points	6	10	8
Proposed Process / Approach	Range of 0-10 points	4	8	6
Project Management / Owners Representative Experience	Range of 0-10 points	10	10	6
Staff Reporting	Range of 0-10 points	7	7	7
Financial Tracking	Range of 0-10 points	8	8	8
Construction Experience	Range of 0-10 points	6	9	8
Local Presence	Range of 0-10 points	6	10	6
Total Points	Possible Points: 110	77	98	73