



## Engineering Memorandum

September 12, 2024

RE: September 17, 2024 Commission Meeting

### **CMAR Contract Negotiations with JE Dunn**

The staff respectfully request the City Commission's approval to enter into negotiations with JE Dunn Construction for a Construction Manager at Risk (CMAR) contract on behalf of the City of Dickinson for the Library, Museum, & Baler Building Expansions.

#### **Delivery Justification**

The CMAR (Construction Manager At-Risk) process is a project delivery method where a construction manager is hired early in the design phase to provide input on costs, scheduling, and constructability. The construction manager works closely with the project owner and design team to ensure the project stays within budget and on schedule, offering a guaranteed maximum price (GMP) to limit financial risks. This collaborative approach enhances efficiency, reduces surprises during construction, and promotes better alignment between design, construction, and budget objectives, ensuring a more predictable and successful project outcome.

#### **Selection Process**

The respondents to the RFQ/RFP for CMAR services submitted an informational briefing packet and gave a 30-minute presentation with a 15-minute question & answer session. The selection committee consisting of a City's representative, registered architect, professional engineer, and licensed contractor rated each of the respondents on various categories per the ND Century Code (Chapter 48-01.2, Public Improvements Bids and Contracts). Dustin Dassinger, Brian Gregorie from GT Architecture, Scott Schneider from Apex Engineering, and Terry Glick from BG Excavation were the members of the committee, met the requirements of the ND Century Code. Additionally, Commissioner Fridrich and stakeholders from the various projects reviewed the information packets.

The selection committee rated each respondent in the various categories. Each category was weighted similar to past contractor selections the city has completed. The changes from the city's past contractor selections were due to the inclusion of categories required by the ND Century Code.

The staff requests the City Commission to authorize the Legal & Engineering staff to begin formal negotiations with JE Dunn in order to establish the terms of a CMAR contract for this project. Upon completion of these negotiations, we will return to the Commission with the finalized contract for review and approval.

For your consideration of this request, the staff is available to provide any additional information or answer questions as needed.

#### **Recommendation**

Authorize the City Legal and Engineering staff to begin negotiations with JE Dunn Construction for a CMAR contract for the Library, Museum, & Baler Building Expansions.

