



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/04/2025

PRESENTER: Jayson R. Ramirez, Director of General Services

TITLE: Construction Manager at Risk (CMAR) Contract with CMC Development & Construction Corporation LLC for Initial Pre-Construction Services regarding Water Utility Facilities Renovations in the amount of \$2,000; Approval of a Construction Manager's Fee of 2.0% of the Cost of Work

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 01/21/2025)

SUMMARY:

<u>Vendor Name</u>
CMC Development & Construction Corporation LLC

PURPOSE OF REQUEST:

Approval of a Construction Manager at Risk (CMAR) Contract with CMC Development & Construction Corporation LLC for initial pre-construction services regarding Water Utility Facilities Renovations in the amount of \$2,000. In addition, staff is requesting approval of a Construction Manager's Fee of 2.0% to be applied to the actual costs of construction for the finalized work, which will be competitively bid later and brought back to the City Council for approval of a contract amendment prior to construction beginning.

In order to address the ever-growing needs and increased staffing of the Engineering/Utilities Department, renovations are desired to the inefficient layout of the existing Water Utility Facilities office space and training center where the Water Utilities staff is currently located. The renovations will provide more efficient staff accommodations in line with the aesthetics of other city facilities.

With the design process reaching the point of needing important cost estimation and constructability review, a Request for Proposal (RFP) #24170 solicitation was advertised by the City in accordance with State law with respondents to the RFP required to submit their proposals no later than August 23, 2024. Two (2) companies responded to the RFP. All proposals were reviewed by the selection committee and it was determined unanimously that CMC Development & Construction Corporation LLC would be recommended for the CMAR contract award for the Water Utilities Office Renovations.

Pending determination of a final project construction cost within the planned overall budget, a subsequent contract award shall be comprised of CMC Development & Construction Corporation LLC estimated field and office staff (\$92,495), approximate General Conditions (\$45,130), and Construction Manager's Fee amount based on a 2.0% fee applied to the actual competitively bid construction cost.

Should the City Council approve CMC Development & Construction Corporation LLC for the CMAR contract award as recommended, City staff will begin working with CMC Development & Construction Corporation LLC and Bennett Partners Architects to finalize design items and begin the process of obtaining bids from Subcontractors. The CMAR pre-construction services role also involves the development of conceptual project estimates, preliminary construction schedules, value engineering considerations, and constructability review.

Once available, the final overall project construction cost will be presented to the City Council for consideration and approval as an amendment to the initial contract.

PROCUREMENT DETAILS:

Procurement Method: ☒ RFP

☒ HUB Vendor

Number of Responses: Two (2) RFP #: 24170

Selection Details: ☒ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Water CIP Fund
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If Capital Improvement:					
Total Project Budget	\$845,654.56	Proposed New Funding:	\$0	Remaining Funding:	\$843,654.56

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Selection Committee Scorecard
- 2- Request for Proposal Tabulation Summary