



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 03/07/2023

**PRESENTER:** Andy Henning, Director of Design + Construction

**TITLE:** Construction Manager at Risk (CMAR) Contract with Modern Contractors, Inc. for pre-construction services for the Public Safety Storage Facility project in the amount of \$1,000 and approve a Construction Services Fee of 2.25% to be applied to the actual approved construction costs for the new construction work at a later time

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 03/07/2023)

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### **SUMMARY:**

<i>Vendor Name</i>
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Modern Contractors, Inc.
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### **PURPOSE OF REQUEST:**

Approval of an initial Construction Manager at Risk (CMAR) Contract with Modern Contractors, Inc. for pre-construction services associated with the Public Safety Storage Facility project in the amount of \$1,000. The project will be constructed at 1845 South Highway 161 just to the south and west of the existing Grand Prairie Service Center. The project will consist of an approximate 24,000 square foot warehouse and office building space particularly designed to store the back-up emergency generators purchased by the City for use in supplying power to buildings during critical outages. In addition, the Facility Services Department will office and operate from a portion of this facility.

With the design process reaching the point of needing important cost estimation and constructability review, a Request for Proposal (RFP) #23067 solicitation was advertised by the City in accordance with State law with respondents to the RFP required to submit their proposals no later than February 16, 2023. Four (4) Companies responded to the RFP. All proposals were reviewed by the selection committee and it was determined unanimously that Modern Contractors, Inc would be recommended for the CMAR contract award for Public Safety Storage Facility project.

Pending determination of a final project construction cost within the planned overall budget, a subsequent contract award shall be comprised of Modern Contractors, Inc. estimated field and office staff (\$110,000), approximate General Conditions (\$134,000) and a construction services fee amount based on a 2.5% fee applied to the actual competitively bid construction cost.

Should City Council approve Modern Contractors, Inc. for the CMAR contract award as recommended, City staff will begin working with Modern Contractors and Magee Architects to finalize design items and begin the process of obtaining bids from Subcontractors. The Construction Manager at Risk pre-construction services role also involves development of conceptual project estimates, preliminary construction schedule, value engineering considerations and constructability review.

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

**PROCUREMENT DETAILS:**

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☒ HUB Vendor

Number of Responses: 4 RFP/RFB #: 23067

Selection Details: ☐ Low Bid ☒ Best Value

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Municipal Facilities Capital Projects Fund
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If Capital Improvement:	
Total Project Budget	\$8,000,000

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

1- Request for Proposal Bid Summary