

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

TO: Rorie Watt
City and Borough Manager

Date: November 17, 2022

FROM: Caleb Comas
Contract Administrator

SUBJECT: RFP RESULTS: Notice of Intent to Award
Construction Manager at Risk (CMAR) for the
Bartlett Regional Hospital Emergency Department Addition & Renovation
Contract No. E23-156b

Two proposals were received for the subject project on November 9, 2022. The scores assigned to each proposal by the selection committee are as follows:

Selection Committee Members

Proposer	A		B		C		D		E		Total Rank
	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	
Dawson	177	1	171	2	209	1	176	2	171	1	7
Cornerstone	173	2	176	1	203	2	179	1	164	2	8

Project Manager: Lisa Eagan Lagerquist

This project consists of a construction firm serving in a Construction Manager at Risk capacity to provide pre-construction and construction services for the Bartlett Regional Hospital Emergency Department Addition & Renovation project. This Alternative Procurement method was authorized by the Assembly with Ordinance 2022-51.

Funding Source: BRH Fund and BRH Revenue Bond

Total Project Funds: \$12,425,000

CIP No. B55-083 (\$1.4M) and B55-086 (\$11.025M)

Pre-Construction Encumbrance: \$200,000

Staff recommends award of this project to Dawson. In accordance with Ordinance 2022-51, which authorizes an Alternative Procurement method, the Manager shall present the recommended Construction Manager at Risk company proposal to the Assembly for approval prior to commencing negotiations with the selected firm. If the Assembly accepts the proposal, the initial contract for pre-construction services will be for \$70,000, and the total contract value will not exceed \$200,000 without prior Assembly approval.

Approved: _____
Duncan Rorie Watt
City & Borough Manager

Date of Assembly Approval: _____

