



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Sharon Hanson
Meeting Date:	Tuesday, September 24, 2024
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Approve Construction Manager Advisor Approach for Aquatic Center Project and Adopt Resolution Authorizing Staff to Finalize an Agreement with Contegriy Group, Inc.
Background Information:	<p>On September 10, 2024, City Council gave authorization and direction to staff to explore construction management services for the aquatic center following rejecting bids due to being approximately \$6 million over engineers estimate.</p> <p>City staff reached out to five (5) difference construction management firms and with the Aquatic Center Committee, interviewed those same firms on Tuesday September 17, 2024.</p> <p>The range of cost for construction management firm interviewed were as follows:</p> <p>\$379,250 to \$1.4 million</p> <p>Part of these costs include pre-construction/pre-bidding costs ranging from:</p> <p>\$8,000 to \$95,500</p> <p>Following this exploratory process, the Aquatic Center Committee has narrowed their selection based on the following factors:</p> <p>Experience, qualifications, perspective as approaching this project as a team with the engineering/architect firm, key personnel, local sub-contractor relationships, cost, initial thoughts on project scoping to bring closer to within budget and overall management experience.</p> <p>The Aquatic Center Committee put forth their recommendation to proceed with a contract with Contegriy Group, Inc. who has successfully brought other projects to within construction estimates, but also has existing relationships with local contractors that would be advantageous to the city during the bidding process.</p> <p>It is anticipated that the construction management advisor will save money for construction administration and management as well as key re-design phase cost reductions and eventual project scoping bidding competitive bidding environment.</p>
Fiscal Impact:	Initial commitment of \$64,350 for pre-construction services. Additional if City proceeds: Construction phase of 364,650, on-site supervision of \$25,000 monthly for 2025 and \$25,750 for 2026, general conditions at cost.
Alternative/Variations:	Do not proceed with construction management services.

Recommendations:	Approve Construction Manager Advisor Approach For Aquatic Center Project and Adopt Resolution Authorizing Staff to Finalize an Agreement with Contegrity Group, Inc.
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