

TOWN OF MONCK'S CORNER REGULAR MEETING
Tuesday, February 17, 2026

Title: Town Hall and Fire Station 1 CM@R Construction Manager
Preconstruction Services

Background:

Under the Construction Manager at Risk process, the Town selects a construction manager early in the project to provide preconstruction services during the design phase. These services include cost estimating, constructability reviews, scheduling, and value engineering to help control costs and reduce risk. Approval of this item authorizes the selected firm to provide preconstruction services only. A separate contract for construction services, including establishment of a Guaranteed Maximum Price (GMP), will be brought forward for Council consideration once design is complete.

We solicited qualifications on May 13, 2025, and received them on June 3, 2025. Staff reviewed and scored the five submittals received.

Staff recommendation is to engage Edifice Construction and requested they prepare a proposal for this project on July 9, 2025. Since then, changes in the scope of the project (adding the new Townhall site) have made it necessary for us to wait till now to present their proposal.

Their proposal is for is broken into two, one for public safety functions and one for everything else to accommodate grant requirements. The first is \$12,956 for Public Safety and then \$32,383 for all other areas, for a total of \$45,339.

Exhibits: SCBO Ad
Qualification Evaluations
Edifice Qualifications
Edifice Proposals

Funding: General Fund
County Grant

City Council action requested: Accept proposals from Edifice Construction for Construction Manager Preconstruction Services for a total of \$45,339.