



PARKS AND RECREATION

To: Mayor and Town Council

From: Dan Baker, MBA, Director of Parks and Recreation

**Through: Ron K. Patterson, Interim Town Manager
Robyn Battle, Executive Director of Community Services**

Re: RFP No. 2022-63- B CMAR for Raymond Community Park Award

Town Council Meeting – November 8, 2022

Agenda Item:

Consider and act upon authorizing the Interim Town Manager to execute a Standard Form of Agreement between the Town and Dean Electric, Inc., dba Dean Electric, related to Construction Manager-At-Risk services for Raymond Community Park Phase 1 Project; and an Addendum to the Standard Form of Agreement between the Town and the Construction Manager-At-Risk.

Description of Agenda Item:

The Town requested proposals (RFP) from qualified firms to provide construction manager-at-risk services. The Town received six responses. Firms were required to submit information, in order to facilitate evaluation based on the following criteria:

1. firm's overall ability to meet the Town's objectives;
2. experience with same or similar facility construction;
3. qualifications of individuals assigned to the project;
4. references; and
5. cost proposal.

The evaluation committee was comprised of three staff members representing Parks and Recreation and Engineering. The evaluation committee scored each submittal in accordance with the evaluation criteria as stated above, to determine the total points for each firm. Based on the results, the committee interviewed the top-ranked firm. After the interview and review of references, it is the recommendation of staff to award the agreement to Dean Electric, Inc., dba Dean Construction. Dean Construction has done work within multiple municipalities, as well as most recently the CMAR for the Frontier Park North park improvements.

The contract documents included with this item will secure the following:

- Pre-Construction Services Fee No Charge
- Construction Phase Services Fee 2.5%
- Not-To-Exceed General Conditions Cost \$880,000.00

When the construction drawings and specifications are near completion, the Construction Manager-At-Risk shall propose a Guaranteed Maximum Price (GMP), including contingencies, which shall be the sum of the estimated Cost of the Work, and the Construction Manager-At-Risk's fee. The GMP will be presented to Town Council for approval at that time.

Budget Impact:

There is no budget impact until a complete construction estimate is ready and construction begins. Based on a construction cost of 16,000,000, the estimated fees to be paid to the CMAR total \$1,280,000.00 (\$400,000.00 construction services fee + \$880,000.00 not-to-exceed general conditions cost).

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has reviewed the Standard Form of Agreement, Addendum to the Standard Form of Agreement, as to form and legality.

Attached Documents:

1. Evaluation Matrix
2. Standard Form of Agreement
3. Addendum to Standard Form Agreement

Town Staff Recommendation:

Town staff recommends authorizing the Interim Town Manager to execute a Standard Form of Agreement between the Town and Dean Electric, Inc., dba Dean Electric, related to Construction Manager-At-Risk services for Raymond Community Park Phase 1 Project; and an Addendum to the Standard Form of Agreement between the Town and the Construction Manager-At-Risk.

Proposed Motion:

I move to authorize the Interim Town Manager to execute a Standard Form of Agreement between the Town and Dean Electric, Inc., dba Dean Electric, related to Construction Manager-At-Risk services for Raymond Community Park Phase 1 Project; and an Addendum to the Standard Form of Agreement between the Town and the Construction Manager-At-Risk.