



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 22, 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 Construction, related to Construction Manager-At-Risk services for Raymond Community Park Page 3 of 3 Phase 1 Project; and an Addendum to the Standard Form of Agreement between the Town and the Construction Manager-At-Risk; consider and act upon rejecting all bids in the event an agreement is not reached with the first-ranked contractor; and any other actions incident and related thereto.

Description of Agenda Item:

At the November 8th Town Council Meeting, Town Council directed staff to negotiate with Dean Construction. Since then, Dean Construction has changed the following from the original proposal:

General Conditions lowered from \$880,000.00 to \$803,200.00.

This lowers Dean Construction's overall proposal cost to \$1,203,200.00. Attached is the revised proposal tabulation summary and evaluation matrix that reflects this change.

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 \$1,203,200.00 (\$400,000.00 construction services fee + \$803,200.00 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 and Addendum to the Standard Form of Agreement, as to form and legality.

Attached Documents:

1. Proposal Tabulation
2. Evaluation Matrix
3. Standard Form of Agreement
4. 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 Construction, related to Construction Manager-At-Risk services for Raymond Community Park Page 3 of 3 Phase 1 Project; and an Addendum to the Standard Form of Agreement between the Town and the Construction Manager-At-Risk; consider and act upon rejecting all bids in the event an agreement is not reached with the first-ranked contractor; and any other actions incident and related thereto.

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 Construction, related to Construction Manager-At-Risk services for Raymond Community Park Page 3 of 3 Phase 1 Project; and an Addendum to the Standard Form of Agreement between the Town and the Construction Manager-At-Risk; consider and act upon rejecting all bids in the event an agreement is not reached with the first-ranked contractor; and any other actions incident and related thereto.