



## PUBLIC WORKS

**To: Mayor and Town Council**

**From: Carrie Jones, Director of Public Works**

**Through: Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager**

**Re: Construction Manager-At-Risk for Parks and Public Works Service Center**

**Town Council Meeting – December 10, 2024**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

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**Agenda Item:**

Consider and act upon awarding RFP 2025-02-B Construction Manager-At-Risk for the Public Works and Parks Service Center to Byrne Construction Group for \$1,204,986; and authorizing the Town Manager to execute documents for the same.

**Description of Agenda Item:**

On May 28, 2024, the Town Council approved an agreement with Quorum Architects, Inc. (Quorum) for the architectural and engineering design services for the Public Works and Parks Service Center. Quorum requested that the Town select a Construction Manager-At-Risk (CMAR) no later than December 2024, to maximize the benefits of pre-construction services early in the design process.

On November 7, 2024, eight proposals were received for the CMAR for the Public Works and Parks Service Center. The project was advertised using the CMAR alternative construction method to award the project to the contractor that offers the best value proposal based on the following criteria:

- Overall ability to meet Town's Objectives (10%)
- Experience with Similar Facility Construction (20%)
- Qualifications of Project Personnel (20%)
- References (10%)
- Cost Proposal (40%)

Utilizing the construction budget of \$15,000,000 for evaluation purposes, the cost proposals ranged between \$1,204,986.00 and \$2,243,231.25. The Pre-Construction Services fee and the General Conditions Cost fee are hard costs. The CMAR fee is a percentage of the construction cost, so the actual amount is unknown until design is complete, the CMAR bids out the trades, and a Guaranteed Maximum Price is negotiated.

The evaluation committee was comprised of four members representing Public Works, Facility Maintenance and Facility Construction. Quorum was given the information for review but was not a voting committee member. Upon completion of the evaluation, Byrne Construction Group was the top ranked contractor.

**Budget Impact:**

The entire project budget is \$15,000,000.00. The professional services budget for this project is estimated at \$1,204,986.00 and includes the Pre-Construction Services fee of \$15,000.00. These charges will be funded from FC202123-DESGN-PROFS and WA202123-DESGN-PROFS.

The construction budget for this project is \$15,000,000.00. The General Conditions Cost fee is \$814,986.00 and the CMAR Fee is 2.50% of the construction costs. These fees will be included as part of the Guaranteed Maximum Price Amendment funded from Construction Account No. FC202123-CONST-CONST and WA202123-CONST-CONST.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Evaluation Matrix
2. As-Read Bid Document
3. AIA Document A133-2019
4. Addendum to AIA Document A133-2019
5. AIA Document A201-2017
6. Addendum to AIA Document A201-2017

**Town Staff Recommendation:**

Town Staff recommends awarding RFP No. 2025-02-B Construction Manager-At-Risk for the Public Works and Parks Service Center to Byrne Construction Group for \$1,204,986; and authorize the Town Manager to execute documents for the same.

**Proposed Motion:**

I move to award RFP No. 2025-02-B Construction Manager-At-Risk for the Public Works and Parks Service Center to Byrne Construction Group for \$1,204,986; and authorize the Town Manager to execute documents for the same.