



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-55 A Resolution of the City Council Authorizing the City Administrator to Engage Crossland Construction Company, Inc. for Provision of Construction Manager-At-Risk Services on the new Administration Building Project and Enter into an Agreement for such Services.

Submitted By: Robert J. Ford

Date: November 19, 2024

### Issue Statement

To finalize the construction contract between the City of Republic (the “City”) and Crossland Construction Company, Inc. to build the new Administration Building adjacent/attached to the existing BUILDS Building not to exceed \$5.2 million.

### Discussion and/or Analysis

On November 12, 2024, the City Council approved the Fiscal Year 2025 Budget, in which \$4.5 million was earmarked to build a new Administration Building adjacent to the existing BUILDS Building.

- The City currently has \$5.2 million set aside in a CD to fund the new Administration Building - \$5.0 million from cumulative operating surplus plus interest generated on the corpus.
- In addition, the City will market its Main Street and Oakwood properties as a potential partial offset to the cost of the Administration Building.
- In anticipation of this construction project, the City issued an RFQ/RFP to engage a Construction Manager at Risk (“CMAR”) to construct the building and received two RFP responses from (1) Ross Construction Company, Inc. (“Ross”) and (2) Crossland Construction Company, Inc. (“Crossland”). Note – Ross built the BUILDS building.
- Both candidates are well respected commercial construction companies, and a selection committee made up of David Cameron, Lisa Addington, Karen Haynes, and I interviewed both candidates.
- In the end, Crossland was the superior candidate:
  - **Project Management** – Crossland presented a strong visual presentation regarding their approach to the project, a well-seasoned team that would be easy to work with, and an extraordinary safety record.
  - **Fees** – Crossland’s CMAR and related fees were lower than Ross’ comparable fees, thus saving the City approximately \$125K and leaving more financial capital for the building itself.
  - **Calendar** – Crossland’s proposed calendar forecasts completing the building 4 months earlier than Ross.
- The \$4.5 million approved in the Budget is for the construction of the Administrative Building only. A request for furniture, fixtures and information technology needs will be coming in late FY2025 or as part of the FY2026 Budget. Such expenditures will be in addition to the actual cost to construct the building.

### Recommended Action

Staff recommends approval.