



Watertown Fire Department

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MEMO

TO: Finance Committee
FROM: Fire Chief Travis Teesch
DATE: September 5, 2023
RE: RFP for Construction Management Services Fire Station Project

In July 2023 the City of Watertown requested proposals for Construction Management at Risk Services for the City of Watertown Fire Station. A total of five Request for Proposal (RFP) were submitted. The firms submitting proposals included, Hunzinger, Maas Brothers, Miron, Riley, and Stuckey.

A comprehensive evaluation of the proposals received was carried out by a city team composed of representatives from the Fire Department and Finance Department with advice provided from our contracted architect for the project. The initial evaluation criteria included: Company Profile & Firm Capacity, Company Experience & References, Public & Government Experience, and Proposed Services Description. The results for each firm, listed as a percentage, are Mass 86%, Miron 80%, Riley 78%, Hunzinger 76% and Stuckey 74%. From this evaluation Maas Brothers and Miron were invited to an in-person interview.

Questions from the committee were provided to both Maas Brothers and Miron prior to the interview. These questions related to timeframe & budget, partnership, pre-construction construction, post-construction phases, schedule, warranty, project management software, and general condition expenses.

Based on the thorough evaluation of the submitted proposals and interviews, it is my strong recommendation that the City Council contract with Maas Brothers Construction Co, Inc. at the cost of \$966,770.00 for Construction Management at Risk Services for the City of Watertown Fire Station. Their expertise, comprehensive approach, and alignment with our projects goals make them an ideal partner.

Three items unique to the Maas Brothers proposal were.

1. A full-time superintendent on-site during the construction process. Other companies dedicated specific total hours for this work but did not devote to being on site full-time. Some proposals
2. Under general conditions, Maas Brother capped their fee at 12 months.
3. The Maas Brothers proposal was the only one that offered no fees on change orders unless they are owner driven.