



Legislation Text

File #: 19-3098, **Version:** 1

ITEM: AUTHORIZATION TO AWARD A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT FOR THE CONSTRUCTION OF THE TOWN CENTER BOARDWALK

REQUEST: Authorization to award a Construction Manager at Risk (CMAR) contract for the construction of the Town Center Boardwalk, in the amount of \$19,815.00.

EXPLANATION: On April 24, 2019, the Village released RFQ# 201909 seeking qualified firms for the construction of the Town Center Boardwalk.

On June 25, 2019, the Village Council authorized staff to negotiate a CMAR contract with the lone proposer, Burkhardt Construction, Inc., for the construction of the Town Center Boardwalk.

CMAR is a delivery method which includes a commitment by the Construction Manager (CM) to deliver the project for a Guaranteed Maximum Price (GMP). All project savings accrue through construction, and the Village is entitled to any such savings at project closeout. The CM provides professional services and acts as a consultant to the owner during design development and construction phases of the project. The CMAR delivery method has several benefits to the Village, including a higher level of cost control and risk limitation. The CM acts as a General Contractor during construction but does not self-perform the work. The CM obtains multiple quotes for the required construction trades and the Village actively participates in the selection of each sub-contractor. The CM's scope includes preconstruction services during the planning and design phases along with construction execution and oversight.

While the CM's scope includes preconstruction services during the planning and design phases, along with construction execution and oversight, the scope of this authorization includes pre-construction services such as progress meetings, construction phase scheduling, plan and constructability review and the development of Guaranteed Maximum Price (GMP) for the construction of the boardwalk, based on the design.

Scope and fee including a GMP for the construction of the project will be presented to Council for approval as we approach the specific phase of the project.

Staff recommends awarding a contract to Burkhardt Construction, Inc., in the amount of \$19,815.00 to provide pre-construction services for the Town Center Boardwalk project.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are budgeted utilizing surtax dollars.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Authorization to award a Construction Manager at Risk (CMAR) contract for the construction of the Town Center Boardwalk, in the amount of \$19,815.00.