



Legislation Text

File #: 20-4330, **Version:** 1

ITEM: AUTHORIZATION TO AWARD A CONSTRUCTION MANAGER AT RISK CONTRACT FOR THE TOWN CENTER PHASE II PROJECT

REQUEST: Authorization to award a Construction Manager at Risk (CMAR) contract to Kaufman Lynn Construction, Inc., for the Town Center Phase II project, in the amount of \$89,186.24.

EXPLANATION: On January 3, 2021, the Village released RFQ# 202107 seeking qualified Construction Manager at Risk (CMAR) firms for the construction of the Town Center Phase II project.

On March 23, 2021, the Village Council authorized staff to negotiate a CMAR contract with Kaufman Lynn Construction, Inc for the project.

Construction Management at Risk (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 throughout 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 the 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 the 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 trade subcontractor. The CM's scope includes preconstruction services during the planning and design phases along with construction execution and oversight. The CM will be required to coordinate with Urban Design Studio, LLC (design professional) during the entire planning, design and construction phases.

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 Town Center Phase II.

Scope and fee including a GMP for the construction of the project will be presented to Council for approval in December 2021.

Staff recommends awarding a contract to Kaufman Lynn Construction, Inc in the amount of \$89,186.24 to provide pre-construction services for Town Center Phase II.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO

QUASI-JUDICIAL:

FIRST READING:

SECOND READING:

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Fund for this project are available in the Town Center Improvements Capital Project.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Authorization to award a Construction Manager at Risk (CMAR) contract to Kaufman Lynn Construction, Inc., for the Town Center Phase II project, in the amount of \$89,186.24.