



Legislation Text

File #: 18-4687, Version: 1

Title:

CONSTRUCTION MANAGER at RISK SELECTION - Northern Regional Recreation Center

Summary

ACTION:

Authorize the County Manager to negotiate a fee and execute contracts with Edison Foard/Wharton-Smith for Pre-Construction and Construction Management at Risk services for the Northern Regional Recreation Center, and in the event negotiations with this firm are unsuccessful, approve negotiations with the second ranked firm, Edifice

Staff Contact: Bert Lynn, PLA, ASLA Project Manager, Asset and Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

The Northern Regional Recreation Center project is a new multi-use recreation complex. The site for the new facility is located on Old Statesville Road/Highway 115 on an undeveloped 41.4 acre site purchased specifically for this project in 2013. Park and Recreation's priority is to provide a public service facility to the residents of northern Mecklenburg County with a variety of health, wellness, and educational opportunities. The Northern Regional Recreation Center is anticipated to be a multi-story structure with the following amenities:

- Sports/Gymnasiums
- Health/Wellness/Fitness Center
- Running/Walking Track
- Aquatics
- Technology/Education Center
- Community Meeting Rooms/Classrooms
- Age focused rehabilitation facilities (dedicated senior/youth spaces)
- Offices
- Kitchen
- Site Infrastructure Improvements

The Board of County Commissioners authorized the use of the Construction Manager at Risk Contract Methodology for the project at the February 6, 2018 meeting.

G.S. 143-64.31 requires a Construction Manager at Risk be selected through a qualifications-based process. Accordingly, a Request for Qualifications (RFQ) was advertised in the Charlotte Observer, the Charlotte Post, and the State of North Carolina Interactive Purchasing System. Notices were also provided to the County MWSBE office.

During the advertisement period, twenty-four (24) firms expressed an interest in the project and were provided the RFQ information package.

A Pre-Submittal Meeting was held on February 27, 2018 to present information about the project and to allow interested firms to ask specific questions about the RFQ. Sixteen (16) firms attended the pre-submittal meeting.

Nine firms (9) submitted Qualifications Statements, expressing an interest in the project and a desire to be interviewed:

- Balfour Beatty
- Barnhill
- Barton Malow
- Edifice
- Edison Foard/Wharton-Smith
- Messer
- Rodgers/Leeper
- Shiel Sexton/J.D. Goodrum
- Turner

On Thursday, April 26, 2018, the Selection Committee interviewed the following three (3) firms:

- Balfour Beatty
- Edifice
- Edison Foard/Wharton-Smith

The Selection Committee submits the following report:

COMMITTEE MEMBERS:

Pat Cotham - County Commissioner At-Large
Ella Scarborough - Chair, County Commission
Mark Hahn, AIA - Director of Asset and Facility Management
Lee Jones, AIA - Director of Park and Recreation
Greg Godley - General Contractor, appointed by the County Commission
Teresa McDow - County Manager's Representative & MWSBE Coordinator

Based on the information presented in the written submittals and at the oral presentations, the Committee recommends the following ranking of firms:

1. Edison Foard/Wharton-Smith
2. Edifice

PROCUREMENT BACKGROUND:

Qualification-based selection process for selection of Construction Manager at Risk Contract (G.S. 143-64.31)

POLICY IMPACT:

N/A

FISCAL IMPACT:

N/A