



Legislation Text

File #: 19-5492, Version: 1

Title:

Construction Manager at Risk Selection - Northeast Community Resource Center and West Community Resource Center Projects

Summary

ACTION:

Authorize the County Manager to negotiate a fee and execute contracts with Vannoy-McFarland Construction for Pre-Construction and Construction Management at Risk services for the West and Northeast Community Resource Center projects, and in the event negotiations with this firm are unsuccessful, approve negotiations with the second ranked firm of JE Dunn-Metcon

Staff Contact: Steven Sweat, Sr. Project Manager, Asset and Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

The following two Community Resource Center (CRC) projects are included in the FY19 - FY23 Capital Improvement Plan (CIP):

- 1. Northeast - Community Resource Center**
- 2. West - Community Resource Center.**

For each project, the Construction Manager at Risk shall provide services for both the pre-construction and construction phases related to the building of a new CRC. The CRC will offer a multitude of previously separated County health and human services at a single location.

The Board of County Commissioners authorized the use of the Construction Manager at Risk Contract Methodology for the project at the May 21, 2019 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.

A Pre-Submittal Meeting was held on April 15, 2019 to present information about the project

and to allow interested firms to ask specific questions about the RFQ.

Twelve (12) firms submitted Qualifications Statements, expressing an interest in the project and a desire to be interviewed:

- Balfour Beatty
- Barnhill Contracting Company
- BE & K Building Group
- Branch Builds
- Cleveland Construction
- Edifice, Inc.
- Gilbane building Company
- JE Dunn-Metcon
- Messer Construction Company
- Rodgers| Leeper
- Turner Construction Company
- Vannoy-McFarland Construction

On Monday, May 20, 2019, the Selection Committee interviewed the following three (3) firms:

- Balfour Beatty
- JE Dunn-Metcon
- Vannoy-McFarland Construction

The Selection Committee submits the following report:

COMMITTEE MEMBERS:

Pat Cotham - Mecklenburg County Commissioner At-Large
Mark Jerrell - Mecklenburg County Commissioner (District 4)
Derrick Ramos- Assistant County Manager/Chief of Staff
Mark Hahn, AIA - Director of Asset and Facility Management
Greg Godley - General Contractor, appointed by the County Commission
Derrick Snyder - Agency Designee, Department of Community Resources

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

1. Vannoy-McFarland Construction
2. JE Dunn-Metcon

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:

Funds are available from capital Paygo