City of Charlotte

Legislation Details (With Text)

File #:	15-9373	**Version:** 1	**Name:**
Type:	Consent Item	**Status:**	Approved
File created:	10/4/2018	**In control:**	City Council Business Meeting
On agenda:	2/11/2019	**Final action:**	2/11/2019
Title:	Construction Manager at Risk Services for the Innovation Barn Renovations		
Attachments:	1. Location Map - Construction Manager at Risk Services for the Innovation Barn Renovations Project		

Date	Ver.	Action By	Action	Result
2/11/2019	1	City Council Business Meeting	Recuse	Pass
2/11/2019	1	City Council Business Meeting	Approve	Pass

Construction Manager at Risk Services for the Innovation Barn Renovations

Action

Authorize the City Manager to negotiate and approve a Construction Manager at Risk contract in an amount not to exceed $2,000,000 with J.E. Dunn Construction Company for the Innovation Barn Renovation project.

Staff Resource(s):

Mike Davis, Engineering and Property Management
William Haas, Engineering and Property Management

Explanation

- This project is the result of a public-private partnership between the City of Charlotte and Envision Charlotte to implement and promote a circular economy. This project includes the renovation of a City-owned facility at a reduced cost through use of donated materials.
- Envision Charlotte will use the 36,000-square-foot facility for community space to provide programs specializing in the circular economy.
- This initiative will divert trash from the landfill, create jobs, drive innovation and economic development and will lead the City's transformation into this new economy.
- On May 14, 2018, City Council approved a $500,000 grant and a five-year lease agreement with Envision Charlotte to lease a vacant City building at 932 Seigle Avenue in Council District 1.
- As part of the FY 2019 budget, Council approved funding for the renovation of 932 Seigle Avenue as part of the agreement with Envision Charlotte.
- Envision Charlotte and its design team will develop the plans to support the circular economy concept, submit the drawings for a building permit, and provide drawings appropriate for bidding to the City and J.E. Dunn.
- The City has selected the Construction Manager at Risk (CMAR) project delivery method to provide more effective coordination, more certainty with project costs and fast track schedule, and to better mitigate risks during construction.
- On July 20, 2018, the City issued a Request for Qualifications (RFQ); six proposals were received.
- J.E. Dunn Construction Company is the firm best qualified to meet the City's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- The contract with J.E. Dunn Construction Company is for construction phase services, including coordination of all construction activities, managing all subcontractors, and delivering the project in collaboration with the City, Envision Charlotte and the design consultant.

- ▪ J.E. Dunn Construction Company as the CMAR will not be allowed to self-perform the construction work. The company will be required to prequalify all first-tier subcontractors and competitively bid the work to subcontractors.
- ▪ Envision Charlotte will have local companies donate materials to showcase local businesses, demonstrate their commitment to a circular economy and aid in reducing the cost for renovation of a City-owned building.
- ▪ J.E. Dunn Construction Company will be responsible for managing the subcontractors' work, delivering the project on-schedule and on-budget and implementing the City's Charlotte Business Inclusion program.
- ▪ The project is anticipated to be complete by the fall of 2019.

Charlotte Business INClusion
The City has established a 20% MWSBE subcontracting goal on this project and J.E. Dunn Construction Company has committed to meeting the established goal (Part G: Section 2.7 of the Charlotte Business INClusion Policy).

Fiscal Note
Funding: General Community Investment Plan

Attachment(s)
Map