

## Legislation Details (With Text)

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<b>On agenda:</b>	6/24/2024	<b>Final action:</b>		6/24/2024	
<b>Title:</b>	South End Station Pre-Construction Services				
<b>Attachments:</b>	1. Map - CMAR Pre-Construction Services				

Date	Ver.	Action By	Action	Result
6/24/2024	1	City Council Business Meeting	Approve	Pass

## South End Station Pre-Construction Services

### Action:

- A. Award a Construction Manager at Risk contract in an amount not to exceed \$1,322,694 with Stacy Witbeck for pre-construction services to assist with the design of a new light rail station in South End, and**
- B. Authorize the City Manager to negotiate and execute amendments to the contract consistent with the purpose for which the contract was approved.**

### Staff Resource(s):

Brent Cagle, CATS  
Kelly Goforth, CATS  
Todd Thorne, CATS

### Explanation

- The South End Station project will construct a new light rail station and Rail Trail improvements on the LYNX Blue Line between the New Bern and East/West Boulevard Stations, located in Council District 3.
- The city has selected the Construction Manager at Risk (CMAR) project delivery method to provide more effective coordination, better control of project costs and schedule, and to better mitigate risks during construction.
- As the CMAR, Stacy Witbeck will be responsible for pre-construction services that include:
  - Coordinating with the project team to plan construction activities in order to minimize impacts to the community, local businesses and LYNX Blue Line operations;
  - Reviewing project documents and providing expertise in regard to constructability, value engineering, procurement and construction risk;
  - Cost estimating and cost control; and
  - Construction scheduling.
- On June 14, 2023, the city issued a Request for Proposal (RFP) for a CMAR for the entire project. No proposals were received.
- CATS re-evaluated and separated the work into two separate packages, Track/Systems and Civil/Station.
- On February 23, 2024, the city issued a RFP for a Track/Systems CMAR; two responses were received.
- Stacy Witbeck is the best qualified firm to meet the city's needs based on demonstrated competence, cost, and related project experience in response to the RFP requirements.
- Council will be asked to approve future contracts related to construction, including a CMAR contract

to construct the Track/Systems package based on a Guaranteed Maximum Price to be negotiated with the CMAR. The Civil/Station package will be advertised for bid separately.

**Disadvantaged Business Enterprise**

Because this is a Construction Manager at Risk project, the Construction Manager Stacy Witbeck has the opportunity to add Disadvantaged Business Enterprise (DBE) firms throughout the life of the Project. The city will work with the Construction Manager Stacy Witbeck to establish subcontracting goals for this Construction Manager at Risk contract once the scopes of work and bid packages are defined.

**Fiscal Note**

Funding: CATS Capital Investment Plan

**Attachment(s)**

Map