

## Legislation Text

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File #: 15-8390, Version: 1

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### **Field Operations Zone 4 Facility Replacement Pre-Construction Services**

**Action:**

**Approve a contract for up to \$175,616 with Rodgers Builders, Inc. for Construction Manager at Risk Pre-Construction Services for the Field Operations Zone 4 Facility Replacement.**

**Staff Resource(s):**

Angela Lee, Charlotte Water  
Ron Hargrove, Charlotte Water

**Explanation**

- Charlotte Water's Field Operations Division currently operates from four geographically-spaced zones in order to reduce crew travel and response times.
- An assessment of Charlotte Water facilities was completed in August 2017. The Zone 4 Field Operations Facility, located on West Tyvola Road (Council District 3) and originally constructed in 1972, was recommended for replacement due to the scope of renovations required to update the existing facility.
- The City will use the Construction Manager at Risk (CMAR) project delivery method to mitigate project costs and risks during construction, accelerate delivery schedule and improve Charlotte Business INCLUSION participation.
- This contract will provide pre-construction services culminating in the delivery of a Guaranteed Maximum Price for the replacement of the existing Zone 4 Field Operation Facility.
- Services provided in this contract may include construction estimates, development of the project schedule, review of the design plans, development of a Charlotte Business INCLUSION utilization plan and pre-qualification of contractors.
- On April 13, 2018, the City issued a Request for Qualifications (RFQ); three proposals were received.
- Rodgers Builders, Inc. was determined to be the best qualified firm to meet the City's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- On May 14, 2018, the architectural services contract with C Design, Inc. for the new Zone 4 Facility was approved by Council.
- The CMAR delivery method will require an additional contract for the construction phase. It is anticipated that Council will be asked to approve a construction contract in first quarter 2019.

**Charlotte Business INCLUSION**

The City negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1 (h) of the Charlotte Business INCLUSION Policy). Rodgers Builders, Inc. has committed 5.92% (\$10,400) of the total contract amount to the following certified firm(s):

- PicTec (SBE) (\$9,900) (scheduling)
- Richa Graphics (SBE) (\$500) (document reproduction)

**Fiscal Note**

Funding: Charlotte Water Community Investment Plan

**Attachment(s)**

Map