

## Legislation Text

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File #: 15-17662, Version: 1

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### **Charlotte-Mecklenburg Government Center HVAC Replacement Construction Manager at Risk Contract**

#### **Action:**

**Authorize the City Manager to negotiate and approve a contract with J.E. Dunn Construction Company for a construction manager at risk in an amount not to exceed \$960,000 for the construction phase of the Charlotte-Mecklenburg Government Center HVAC Replacement Project.**

#### **Staff Resource(s):**

Phil Reiger, General Services  
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#### **Explanation**

- The Charlotte-Mecklenburg Government Center was completed in 1986. The majority of the heating, ventilation, and air conditioning (HVAC) equipment is original to the building. The HVAC equipment is beyond its useful life and in need of replacement to ensure proper heating, cooling, and air flow throughout the building.
- In December 2021, one of the two boilers failed and was unable to be repaired. This contract will allow the project to expedite the boiler replacement portion of the project.
- The City has selected the Construction Manager at Risk (CMAR) project delivery method to provide more effective coordination and more certainty with project costs and to fast track the schedule and better mitigate risks during construction.
- On October 27, 2020, the City issued a Request for Qualifications (RFQ); two 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 coordinating all construction activities, managing all subcontractors, and delivering the project in collaboration with the City and the design consultant.
- The pre-construction phase was awarded to J.E. Dunn Construction Company on June 14, 2021, in the amount of \$383,778.
- City Council will be asked to approve a future contract amendment for the remainder of the project scope of work.
- The boiler replacement will be complete by early fourth quarter 2022.

#### **Charlotte Business INclusion**

The City has established an 4.37% MSBE project goal. Because this is a Construction Manager at Risk project, the Construction Manager has the opportunity to add SBE and MBE firms throughout the life of the project. (Part G: Section 2.3 of the Charlotte Business INclusion Policy).

#### **Fiscal Note**

General Capital Investment Plan