

Legislation Text

File #: 15-6346, Version: 1

Charlotte-Mecklenburg Police Department Central Division Construction Manager at Risk Pre-Construction Services

Action:

Approve a contract in the amount of \$157,700 with Edifice, Inc. for Construction Manager at Risk Pre-Construction Services for the Charlotte-Mecklenburg Police Department Central Division Station.

Staff Resource(s):

Mike Davis, Engineering and Property Management
William Haas, Engineering and Property Management
Kerr Putney, Police
Katrina Graue, Police

Explanation

- The Charlotte-Mecklenburg Police Department (CMPD) Central Division comprises of 100 staff members who serve 4.2 square miles of area inside I-277 and portions of South End.
- The CMPD Central Division currently occupies a building leased from Bank of America at 119 East 7th Street. This project would replace the current leased building with a new, City-owned facility located at the intersection of 5th and 6th streets.
- The proposed project is to construct a three-story, 31,000-square-foot facility and a 250-space parking deck for the CMPD Central Division and potentially space for another City Department.
- The City will use the Construction Manager at Risk (CMAR) project delivery method to provide more certainty with respect to project cost and schedule, mitigate risk during construction, and enhance Charlotte Business Inclusion participation
- This contract with Edifice, Inc. will provide pre-construction services, including but not limited to:
 - Construction estimating,
 - Developing the project schedule,
 - Constructability reviews of the design plans,
 - Developing a Charlotte Business Inclusion utilization plan, and
 - Pre-qualification of contractors
- On April 28, 2017, the City issued a Request for Qualifications (RFQ) for construction manager-at-risk services; eight proposals were received from interested service providers.
- Edifice, Inc. was selected as the most qualified firm to meet the City's needs on the basis of demonstrated competence, qualifications, experience, and responsiveness to RFQ requirements.
- The CMAR delivery method will require one additional contract for the construction phase. It is anticipated that City Council will be asked to award a construction contract in spring of 2018.
- After construction award, Edifice, Inc. will award the subcontracts and manage the construction.

- An update was provided to City Council on the CMPD Central Division project during the dinner briefing on April 10, 2017. Additional follow-up responses to questions posed by City Council during the dinner briefing are included as an attachment.

Background

- In February 2010, CMPD adopted the Facilities Strategic Plan, which outlines division facility goals through 2025. In this plan, CMPD prioritized the transition from renting spaces to occupying City-owned facilities. This recommendation supports CMPD's objectives to be highly visible and accessible within the community, reduce operating costs, and accommodate future personnel growth.
- On April 24, 2017, Council approved the design contract with ADW Architects and authorized staff to proceed with the condemnation of 0.17 acres needed for this development which would bring the total site to 1.27 acres.

Charlotte Business INclusion for Design Contract

The City negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1 (h) of the Charlotte Business INclusion Policy). Edifice, Inc. has committed 25.05% (\$39,500) of the total contract amount to the following certified firms:

- NJR Construction, LLC (SBE) (\$20,000) (pre-construction services)
- Lil Associates II, Inc. (SBE/MBE) (\$19,500) (CBI compliance services)

A Charlotte Business INclusion goal will be part of the construction contract anticipated for City Council consideration in spring 2018.

Fiscal Note

Funding: General Community Investment Plan

Attachment(s)

Map

Questions and Answers from April 10th Council Dinner Briefing
Resolution