

Legislation Text

File #: 15-8576, Version: 1

Construction Manager at Risk Services for the Charlotte-Mecklenburg Police Department Central Division Station Project

Action:

Award a construction manager at risk contract in an amount not to exceed \$20,203,777 with Edifice Inc., for the construction phase of the Charlotte-Mecklenburg Police Department (CMPD) Central Division Station project.

Staff Resource(s):

Mike Davis, Engineering and Property Management
William Haas, Engineering and Property Management
Kerr Putney, Police
Jeff Estes, Police

Explanation

- This project will construct a three-story, 31,000 square foot facility with a five-level parking deck at the intersection of West 5th and West 6th streets, in Council District 2.
- The CMPD Central Division currently leases a facility at 119 East 7th Street.
- The City has selected the Construction Manager at Risk (CMAR) project delivery method for this project to provide more effective coordination, more certainty with project costs and schedule, and to better mitigate risks during construction.
- The pre-construction phase was awarded to Edifice Inc. on October 23, 2017 in the amount of \$157,700. Edifice is currently in the final stages of pre-construction.
- On April 28, 2017, the City issued a Request for Qualifications (RFQ); eight responses were received.
- Edifice Inc. was selected and best meets the City's needs in terms of demonstrated competence, qualifications, experience and responsiveness to the RFQ requirements.
- The contract with Edifice Inc. is for Construction Phase Services, including coordination of all construction activities, managing all subcontractors, delivering the project in collaboration with the City and the design consultant.
- Edifice Inc., 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.
- Edifice Inc. will be responsible for managing the subcontractors work and delivering the project on schedule and on budget.
- The project is anticipated to be complete by the second quarter of 2020.

Charlotte Business INclusion

The City has established project goals of 14% SBE and 10% MBE. Because this is a Construction Manager at Risk project, the Construction Manager has the opportunity to add on Small Business Enterprise (SBE) and Minority Business Enterprise (MBE) firms throughout the life of the project (Part G: Section 2.3 of the Charlotte Business INclusion Policy).

Fiscal Note

Funding: General Community Investment Plan

Attachment(s)

Map