

## Legislation Text

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File #: 15-11040, Version: 1

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### **Construct the Charlotte-Mecklenburg Police Department Independence Division Station**

#### **Action:**

**Approve a guaranteed maximum price of \$13,045,257 to Turner Construction Company for Construction Manager at Risk Services for the Charlotte-Mecklenburg Police Department Independence Division Station and the City View Connector project.**

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

Angela Lee, General Services  
Mike Davis, General Services  
William Haas, General Services  
Kerr Putney, Police

#### **Explanation**

- This project will construct a 14,500-square-foot, two-story facility at 5809 East Independence Boulevard, in Council District 5.
- The Independence Division is currently occupying a leased property at 9315 Monroe Road.
- This facility has been designed to achieve basic-level LEED version 4 certification per the city's policy on Sustainable Facilities.
- This contract also includes the construction of the City View Connector Street project, funded by the Land Acquisition and Street Connections Program. This project will increase neighborhood connectivity and improve safety. Combining the projects will streamline subcontractor coordination and enhance schedule integration for project delivery.
- The city has selected the Construction Manager at Risk (CMAR) project delivery method to provide more effective coordination, more certainty with project costs and schedule, and to better mitigate risks during construction.
- On October 1, 2018, the city issued a Request for Qualifications (RFQ); seven responses were received.
- Based on the RFQ, the city awarded the pre-construction phase to Turner Construction Company on April 5, 2019, in the amount of \$107,504. Turner Construction Company is currently in the final stages of pre-construction.
- Upon successful completion of the pre-construction phase, Turner Construction Company was determined to be the best qualified firm to meet the city's needs for CMAR Services on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Turner Construction Company has developed a guaranteed maximum price for construction phase services, including coordination of all construction activities, managing all subcontractors, and delivering the project on schedule and within budget in collaboration with the city and the design consultant.
- Turner Construction Company, 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.
- The project is anticipated to be complete by third quarter 2020.

#### **Charlotte Business INclusion**

The city has established project goals of 15.00% SBE and 7.00% MBE. Because this is a Construction Manager at Risk project, the Construction Manager has the opportunity to add small business enterprises (SBE) and Minority Business Enterprises (MBE) firms throughout the life of the project. (Part G: Section 2.3 of the Charlotte Business INClusion Policy)

**Fiscal Note**

Funding: General Capital Investment Plan

**Attachment(s)**

Map