

Legislation Text

File #: 15-18747, Version: 1

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

Action:

Authorize the City Manager to negotiate and approve the total guaranteed maximum price up to \$21,500,000 to J.E. Dunn Construction Company for Construction Manager at Risk Services for the Charlotte-Mecklenburg Government Center HVAC Replacement Project.

Staff Resource(s):

Phil Reiger, General Services
Jennifer Smith, General Services
Kathleen Cishek, General Services

Explanation

- The Charlotte-Mecklenburg Government Center was completed in 1986. Most 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.
- This 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.
- In December 2021, one of the two boilers failed and was unable to be repaired, resulting in an early work package being expedited to replace the boilers. The contract was awarded to J.E. Dunn Construction Company on May 9, 2022, in an amount not to exceed \$960,000. The project was completed in September 2022.
- The total amount authorized to date for this contract is \$15,100,000. In FY 2024 an additional \$6,400,000 is programmed for funding and is contingent upon the approved FY 2024 Capital Investment Plan.
- The project is anticipated to be complete by first quarter 2026.

Charlotte Business INclusion

All additional work involved on the contract amendment will be performed by J.E. Dunn Construction Company and their existing subcontractors. (Part D: Section 6 of the Charlotte Business INclusion Policy).

Fiscal Note

Funding: General Capital Investment Plan