

**FORSYTH COUNTY
BOARD OF COMMISSIONERS**

**BRIEFING
DRAFT**

MEETING DATE: August 2, 2018

AGENDA ITEM NUMBER: 10

SUBJECT: RESOLUTION SELECTING A CONSTRUCTION MANAGER AT RISK FOR THE FORSYTH COUNTY COURTHOUSE AND COURTS ADMINISTRATION BUILDING PROJECT AND AUTHORIZING EXECUTION OF A CONTRACT TO PROVIDE PRECONSTRUCTION PHASE SERVICES (GENERAL SERVICES DEPARTMENT)

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

Forsyth County advertised a Request for Qualifications (RFQ) for construction manager at risk services to initiate the selection of a construction firm qualified to provide preconstruction and construction phase services for the construction of the Forsyth County Courthouse and Courts Administration Building project. The County received responses to the RFQ from the following three construction firms:

Frank L. Blum Construction Company
The Whiting-Turner Contracting Company
Samet Corporation

The Selection Committee, made up of representatives from the Forsyth County Courts, the County Manager's Office, the Sheriff's Office, the Forsyth County Bar Association and Forsyth County General Services Staff, reviewed and evaluated the responses. Each of the three firms was interviewed and required to give a presentation where the firm introduced its team and organizational structure and conveyed its qualifications and abilities to deliver construction manager at risk services resulting in innovative courthouse and courts administration facilities. The Selection Committee ultimately identified and recommends The Whiting-Turner Contracting Company and its proposed team of consultants as the best qualified firm/team to provide construction manager at risk services for the Courthouse and Courts Administration Building Project on the basis of demonstrated competence and qualification.

The services to be provided by the construction manager at risk during the preconstruction phase of the project will include but is not necessarily limited to: existing building and site investigations, constructability reviews, design reviews, attendance at design meetings, cost estimating, value engineering, budgeting, life cycle cost analysis, and phasing analysis. Forsyth County staff negotiated a proposed fee of \$460,000 for the preconstruction services which represents 0.5% of the \$92,000,000 estimated construction cost.

Upon completion of the preconstruction phase, The Whiting-Turner Contracting Company will prepare a Guaranteed Maximum Price proposal to construct the project for consideration by the County. If the Guaranteed Maximum Price construction cost including the Construction Manager's fee is acceptable, staff will propose that the Board of Commissioners consider amending the initial contract to include the cost for construction phase services. As the project design is underway, construction manager at risk services will commence immediately upon contract execution.

ATTACHMENTS: YES NO

SIGNATURE: _____ DATE: _____
COUNTY MANAGER

**RESOLUTION SELECTING A CONSTRUCTION MANAGER AT RISK FOR THE
FORSYTH COUNTY COURTHOUSE AND COURTS ADMINISTRATION BUILDING
PROJECT AND AUTHORIZING EXECUTION OF A CONTRACT TO
PROVIDE PRECONSTRUCTION PHASE SERVICES
(GENERAL SERVICES DEPARTMENT)**

WHEREAS, Forsyth County staff has participated in a Request for Qualifications (RFQ) process to identify a construction manager at risk in accordance with Article 3D of Chapter 143 of the North Carolina General Statutes; and

WHEREAS, during the RFQ process, the Forsyth County staff announced all requirements for construction management at risk services and made good faith efforts to notify minority firms of the opportunity to submit qualifications for consideration in compliance with N.C.G.S. 143- 128.2 and N.C. G.S. 143- 128.4, and to recruit and select small business entities in order to identify firms qualified to provide the required services on the basis of demonstrated competence and qualifications without regard to fee, and thereafter will negotiate a contract for those services at a fair and reasonable fee; and

WHEREAS, as a result of the RFQ process, Forsyth County staff recommends the selection of The Whiting-Turner Contracting Company as the best qualified firm to perform construction management at risk services during the preconstruction and construction phases of the Forsyth County Courthouse and Courts Administration construction project and has negotiated a lump sum fee of \$460,000 for the preconstruction phase; and

WHEREAS, the services to be provided by the construction manager at risk during the preconstruction phase of the project will include but is not necessarily limited to: existing building and site investigations, constructability reviews, design reviews, attendance at design meetings, cost estimating, value engineering, budgeting, life cycle cost analysis, and phasing analysis; and

WHEREAS, upon completion of the preconstruction phase, The Whiting-Turner Contracting Company will prepare a Guaranteed Maximum Price proposal to construct the project for consideration by the County; and

WHEREAS, if the Guaranteed Maximum Price construction cost including the Construction Manager's fee is acceptable, staff will propose that the Board of Commissioners consider amending the initial contract to include the cost for construction phase services;

NOW, THEREFORE, BE IT RESOLVED by the Forsyth County Board of Commissioners that The Whiting-Turner Contracting Company is hereby selected to provide construction management at risk services for the Forsyth County Courthouse and Courts Administration Building project.

BE IT FURTHER RESOLVED that the Chairman or County Manager and Clerk to the Board are hereby authorized to execute, on behalf of Forsyth County, a contract with The Whiting-Turner Contracting Company to provide construction manager at risk services during the preconstruction phase of the project for a lump sum fee of \$460,000 and upon completion of the preconstruction phase, The Whiting-Turner Contracting Company will prepare a Guaranteed Maximum Price proposal to construct the project for consideration by the County.

Adopted this 2nd day of August 2018.