

NAVIGATION CENTER

The Municipality set forth on a path to build a Navigation Center, with the following goals in mind: 1) honoring the agreements made within the Facilitation Group; 2) consideration for cost; and 3) the June 30th timeline.

A decision was made to hire MCG Explore Design (“MCG”) they were chosen because of their vast experience and already having a term contract in place. In order to accomplish all three goals, the Purchasing Department and the Maintenance and Operations Department began working together.

A decision was made that the best process to achieve all the goals was to utilize a process called Construction Manager at Risk (“CMAR”), also known as Construction Manager/General Contractor (“CM/GC”). It should be noted that on June 23, 2020 the Assembly approved Assembly Memorandum 352-2020, which authorized the process.

CMAR Overview

The CM/GC (Construction Manager/General Contractor) is a Project Delivery Method which accelerates the design and construction process. Ultimately shortening a project’s timeline and reduce costs. Having a Contractor on the team, early in the process, places them in an advisory role giving real time information on material procurement times and schedule.

Key Features

- Design Team and CM are separate and independent contracts – both entities contract directly with the Owner/Client
- CM/GC selected early (design at 35% or less). Selection is primarily made on qualifications
- CM/GC gets actively involved in the design and scheduling process once selected
- CM/GC provides feedback during the design process including constructability reviews, value engineering suggestions, and construction estimates
- CM/GC to provide Guaranteed Maximum Price (“GMP”) Cost Estimate at roughly 65% design level. Owner may choose to reject the GMP offer and proceed with the Design/Bid/Build delivery method

Overall, utilizing the CM/GC process for the Navigation Center Project is going to allow MCG and Roger Hickel Construction (“RHC”), the apparent winner of RFP 2022P007, can begin to mitigate risk during the design phase, which will ultimately reduce or eliminate any unexpected setbacks during the construction phase.

For this project in particular – schedule is going to be the biggest risk and the CM/GC delivery method is going to give the team the best opportunity to accelerate the project and deliver it quickly.

Term Contracts

The MOA issues Invitations to Bid (“ITB”) wherein the MOA asks multiple vendors to bid on their services. The winning bidders are awarded a Term Contract. MCG is familiar with the Term Contracts the MOA has in place. MCG uses its best efforts to use the MOA Term Contractors. If MCG is unable to use a Term Contract, MCG will assist the MOA in issuing an ITB or an RFP for the needed services. A Sole Source approach may be used if needed. A Sole Source would be justified based on expertise, previous experience, availability, and cost. The MOA has received the following quotes from Term Contractors to be used during the initial phases of this project:

Discipline: Architect

Firm: MCG Explore Design

Scope: March 1, 2022

Provide Professional design services in support of the Conditional Use Permit submission, other Permitting requirements (temporary facility permit) Community & Commission meetings and approvals.
Proposal: \$88,528

Discipline: CIVIL Engineering / landscape

Firm: MCG Explore Design / **COFFMAN Engineers**

Scope: March 2, 2022

Landscape Architecture and Conditional Use Permit Design Services
Design process will require 65% design complete Landscape Design in order to meet Permitting requirements for the Conditional Use Permit. Coffman Engineers will be utilized by MCG for this task.
Proposal: \$14,176

Discipline: Architect

Firm: MCG Explore Design

Scope: March 1, 2022

Architectural Schematic Design Services for the Navigation Center. Service includes project management, design development, meetings, construction schedules, building space and use floor plan option planning, Code analysis, cost estimates and renderings.
Proposal: \$73,120

Discipline: Mechanical and Electrical Engineering

Firm: **RSA Engineering, Inc.**

Scope: March 1, 2022

Design for a 20,000 sf Navigation Center. Working with McCool Carlson Green, the scope of work is 35% design for this phase. Schematic Design
Proposal: \$34,130.00

Discipline: Special Inspections

Firm: MCG Explore Design / **DOWL**

Scope: March 1, 2022

Preparation and facilitation of a Temporary Permit Application Package and Permitting Support. Conditional Use Permit Application Package.

Proposal: \$46,733

Additional Services, separate line item: Community Meetings, Commission / Board and Assembly Meeting.

Proposal: \$15,640

Request for Proposal (“RFP”)

RFPs are typically used for complex projects. The RFP describes the scope of work for projects to be completed and allows for input and negotiations from experts. When drafting an RFP is important to provide the bidder with adequate information, even if that information is in the form of a concept or idea. RFP 2022P007 was issued with a conceptual design. On page 1 of 14, paragraph 2 of the RFP it states: “This solicitation seeks a Construction Manager (CM) to participate in the design process as a member of a team with the Owner, Architect, and other project consultants. The CM will be included in the design process at approximately 35% design phase.” Page 2 of 14 third paragraph states “The CM will participate through the Design process and negotiate a GMP in Spring of 2022.” To ensure all bidders understood the that Attachment C to the RFP was a concept, Addendum No. 3 was drafted and posted on February 9th.