

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: August 22, 2011
Item No.: 12.d

Department Approval



City Manager Approval



Item Description: Request For Approval for Construction Management Services

1 **BACKGROUND**

2 On March 21, 2011 the Fire Department Building Facility Needs Committee presented the
3 following recommendations to the City Council regarding direction for future fire stations.

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5 After an extensive evaluation of fire department operations, services offered, current building
6 conditions and shortcomings, station locations, and future shared services the committee made a
7 recommendation that the fire department move to a single new fire station on the grounds of the
8 current Fire Station #1 at 2701 Lexington Ave. This recommendation would consolidate the
9 department's current three station out-dated model into a centrally located station that would
10 better serve the community both today and into the future.

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12 At the June 13, 2011 City Council meeting, approval was given to the Fire Department to request
13 proposals for construction management services using the overall best value selection process.
14 Request for Proposals (RFP's) were issued on June 23, 2011 and closed July 14, 2011. Five
15 proposals were received and evaluated using the overall best value process. The process
16 evaluated potential construction manager firms using the following five criteria areas. Past
17 performance, fees, background and qualifications, risk assessment and value added, and firm
18 interviews. The evaluation team reviewed both Phase I and Phase II proposal data in determining
19 the overall best firm to provide construction management services.

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21 Evaluation criteria were weighed according to the following categories:

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CATEGORY	WEIGHT	CRITERIA
Fees	20 %	Proposal
Past Performance	20 %	Surveys of Past Performance
Interview	20 %	
Background and Qualifications	20 %	Background/Qualifications
Risk Assessment -Value Added	20%	Risk Assessment and Value added plan

23
24 Five firms submitted proposals and the results are included in the below table.

Proposal Firms	Best Value Score
EDS Builders	165
Kraus Anderson Companies	208
Amcon	180.5
Cost Planning Management International (CPMI)	208.5
Bossardt Corporation	218

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27 The best value evaluation team consisted of Fire Chief Tim O'Neill, Fire Marshal John Loftus,
 28 Shift Commander David Brosnahan, Police Chief Rick Mathwig, and resident Hugh Thibodeau.
 29 Through this process, the evaluation team determined the apparent best value submittal.

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31 The Fire Department requests approval to award a contract to Bossardt Corporation of
 32 Minneapolis, for Phase I scope of services as described in the request for proposals.

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34 Phase I of the process would include the following:

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36 **Project Phase I**

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- 38 • Construction Manager must be able to transition from phase I of the project into Phase II
 39 of the project which will include final design and construction. Construction Manager
 40 must be capable of assuring there is a consistent project management team through the
 41 full length of both phase I and II of the project.
- 42 • Develop and implement a design phase plan for Phase I & II based on information
 43 provided by the City and Architectural firm.
- 44 • Assist the City in developing RFP and selection process for Architectural & Engineering
 45 services
- 46 • Conduct, document and distribute minutes of city, architect, Engineer, and Construction
 47 Manager Team Meetings.
- 48 • Regular attendance at Planning Project Team (PPT) meetings and City Council
 49 meetings/presentations is expected. The Fire Department has developed a PPT for the
 50 purpose of assisting design professional(s) in the design development to assure
 51 departmental and community focus.
- 52 • Develop estimates of probable cost at Design Development and Construction Document
 53 stages of the project from information provided by the City and Architectural firm.
- 54 • Develop a phase II master project schedule that identifies all major project design and
 55 construction milestones.
- 56 • Ability to assure for the design, operation, and building management utilizing an
 57 environmentally friendly commercial design.
- 58 • Apply value engineering/analysis to alternate building systems including advice on
 59 "constructability" and "contractibility" decisions made during the pre-design and design
 60 phases. Capable of providing information on the trade-offs between alternative building
 61 systems as to initial costs, life cycle costs, and construction schedule.
- 62 • Verify the design is within budget and will lead to efficient, smooth flowing, and
 63 economical construction.

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65 **FINANCIAL IMPACTS**

66 The new fire station project incorporates two phases. Phase I will include the preliminary design
67 phase and Phase II will be the final design, planning, and construction elements.

68 Phase I construction management services costs for Bossardt Corporation is in the amount of
69 \$18,880.

70 These costs are within our projected estimates and funding will be used from the Fire
71 Departments 2010 operational budget surplus.

72 **STAFF RECOMMENDATION**

73 Staff recommends Council authorize the fire department award of a contract for Construction
74 Management Services for Phase I of the new Fire Station Project with Bossardt Corporation in
75 the amount of \$18,880

76 **REQUESTED COUNCIL ACTION**

77 Motion to authorize the fire department award of a contract for Construction Management
78 Services for Phase I of the new Fire Station Project with Bossardt Corporation in the amount of
79 \$18,880

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81 **Prepared by: Timothy O'Neill, Fire Chief**