



# City of Brighton Municipal Service Center (MSC) CMAR Pre-Construction Services Project Award

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CITY COUNCIL MEETING – February 1, 2022

City Staff Representative: Michael Woodruff, Director of Public Works

## Strategic Plan



Supportive and Sustainable  
Infrastructure



Financially Responsible



## Introduction

- Project Background
- Project Location
- Conceptual Layout
- Project Details
- Proposal Process and Results
- Final Recommendation & Questions



## Project Background

- In mid-2019, the City Council directed staff to pursue the construction of a new Municipal Service Center facility that would accommodate Streets Maintenance, Fleet Maintenance, Parks Maintenance, Utility Maintenance, all of which currently operate in separate facilities and locations. In addition, a Police Substation would also be located within the facility.
- The facility is slated to be constructed on 15.54 acres of City owned land at the northwest corner of Main Street and Denver Street in the City of Brighton. The funding for the new facility has been incorporated into the City's capital budget.



## Project Background Cont.

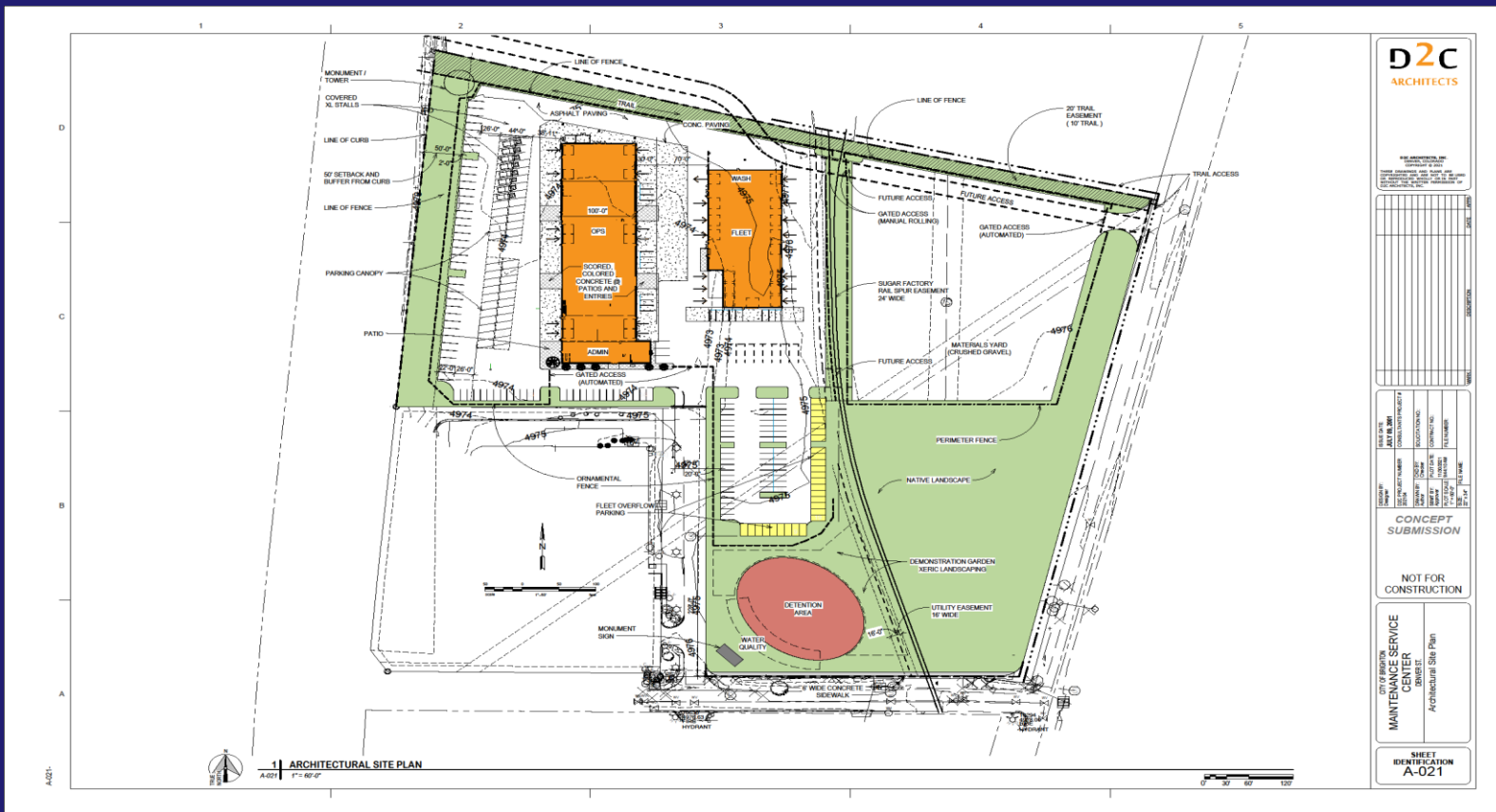
- As a part of the development, design and construction of the facility, several steps are involved to accomplish this project. The first step involved a Needs Study and Assessment/Architectural Program.
- The Needs Study and Assessment/Architectural Program was completed by City's consultant D2C Architects in December 2020, reviewed, finalized and approved in January 2021 by members of the MSC Task Force comprised of department representatives representing the occupancy and use of the proposed facility.



## Project Background Cont.

- The second step involved Conceptual Design and City Council approved Design Services for City of Brighton Municipal Service Center, RFP #21-006682 in March 2021 for D2C Architects to move into Phase I Scope of Services which included several key design elements including completion of 30% design.
- The project is now ready to move into CMAR onboarding phase of the design/pre-construction phases.

# Project Location



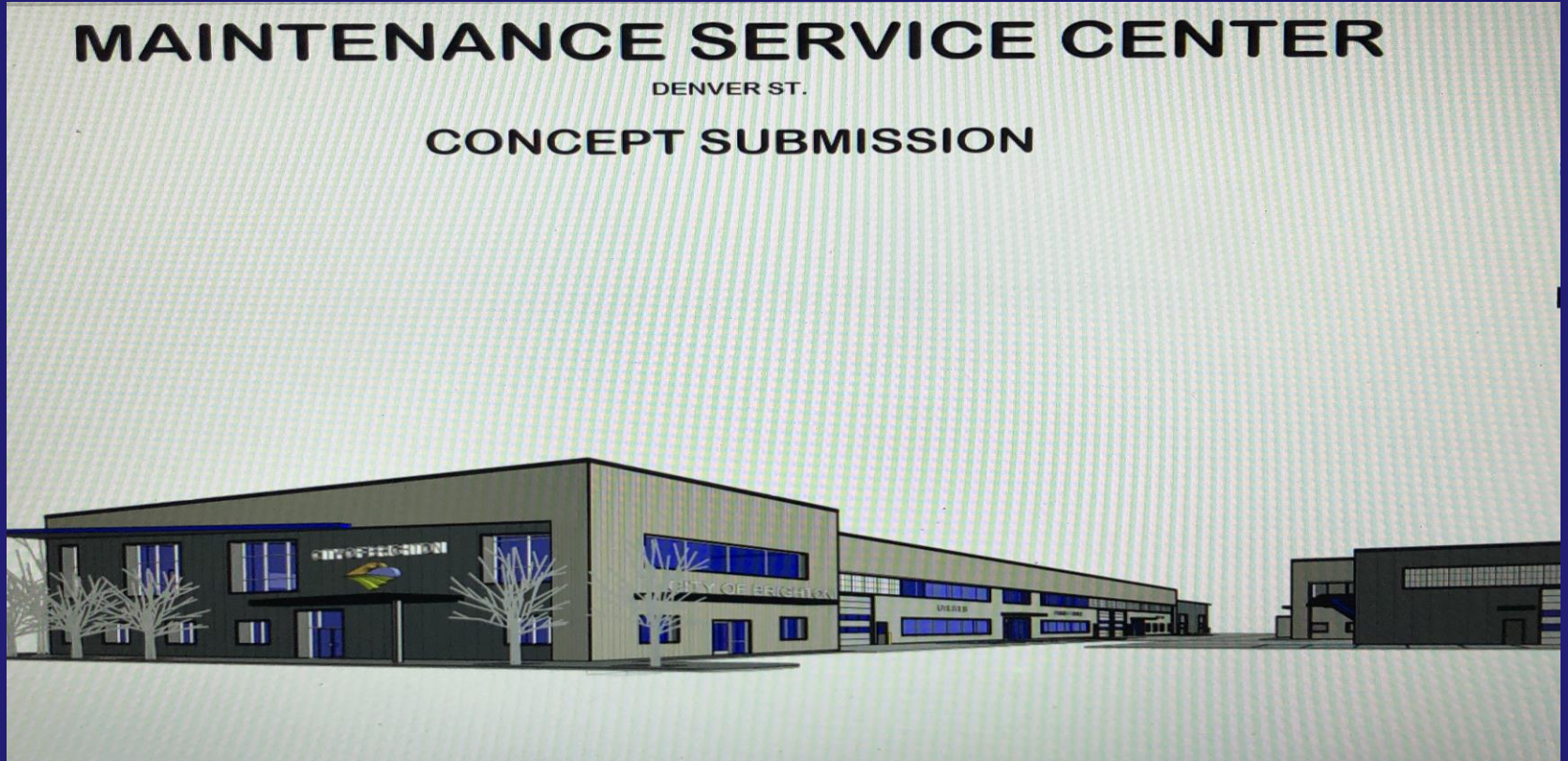


# Conceptual Layout

## MAINTENANCE SERVICE CENTER

DENVER ST.

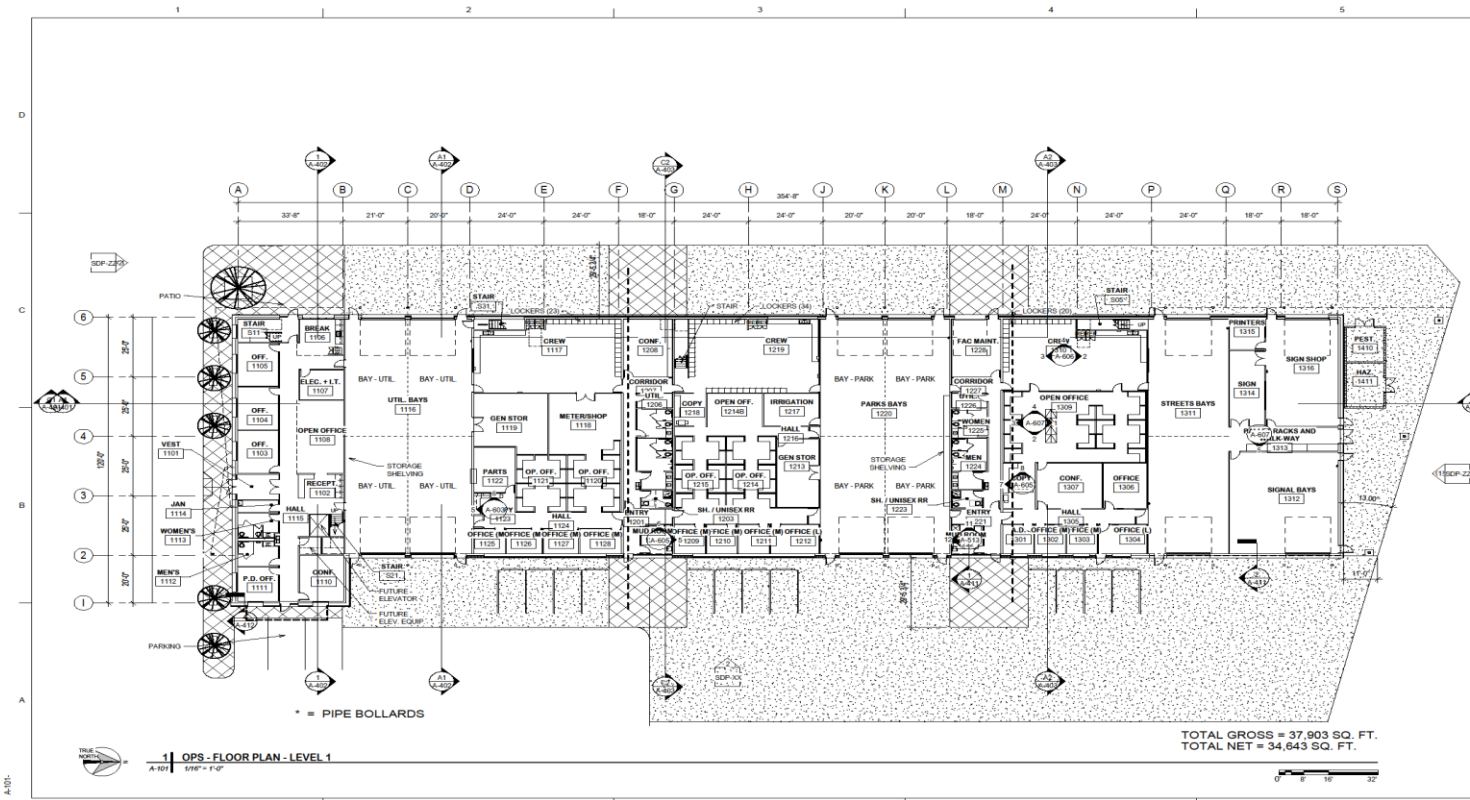
### CONCEPT SUBMISSION







# Conceptual Layout Cont. Operations Building



TOTAL GROSS = 37,903 SQ. FT.  
TOTAL NET = 34,643 SQ. FT.

OPS-FLOOR PLAN - LEVEL 1  
A-101 5/8" = 1'-0"

**D2C**  
ARCHITECTS

1000 WEST 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.3333  
WWW.D2CARCHITECTS.COM

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SCHEMATIC  
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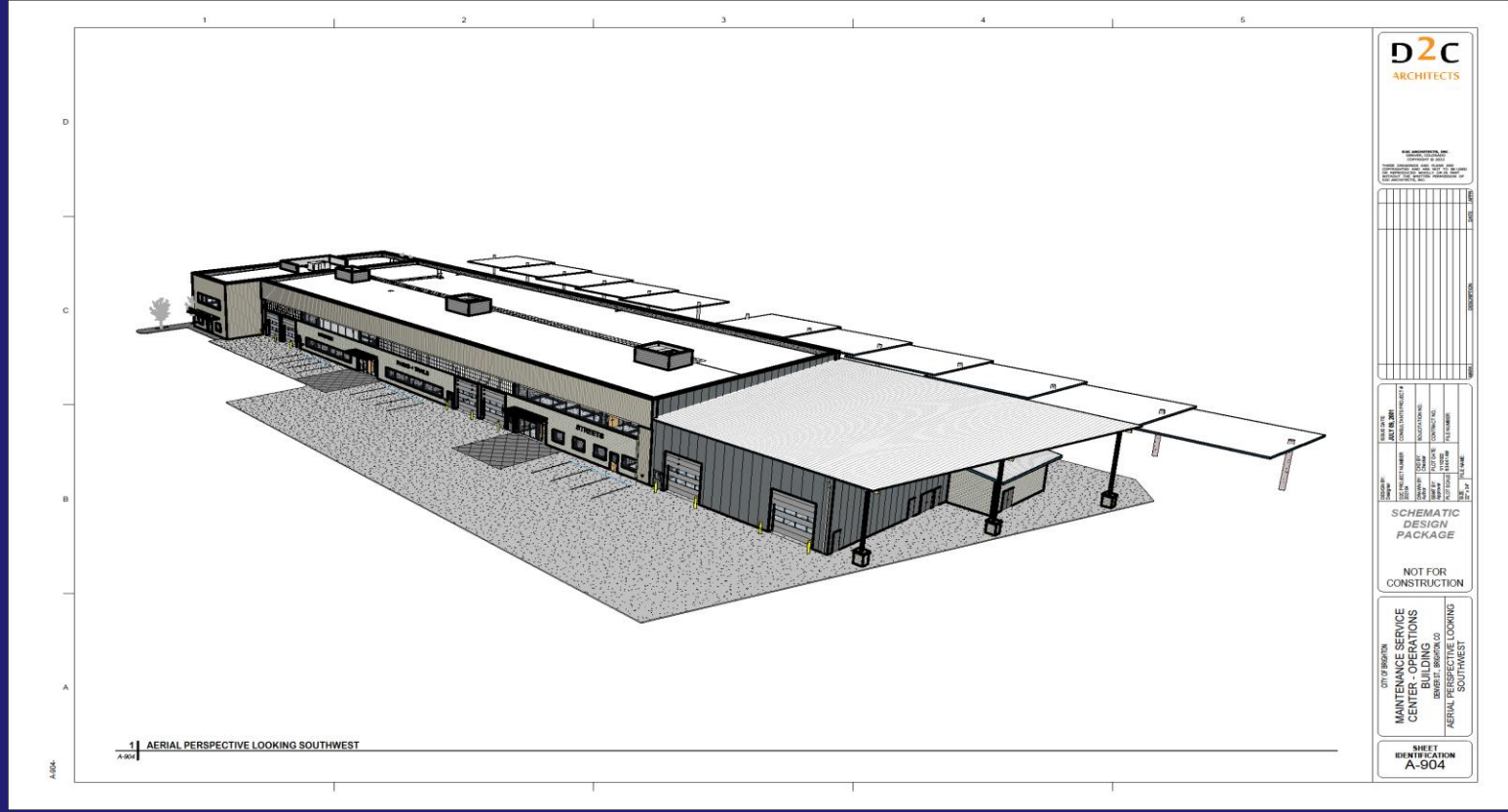
NOT FOR  
CONSTRUCTION

CITY OF BRIGHTON  
MAINTENANCE SERVICE  
CENTER - OPERATIONS  
BUILDING  
BIBBIT, BRIGHTON, CO  
OPS-FLOOR PLAN-LEVEL 1

SHEET  
IDENTIFICATION  
A-101

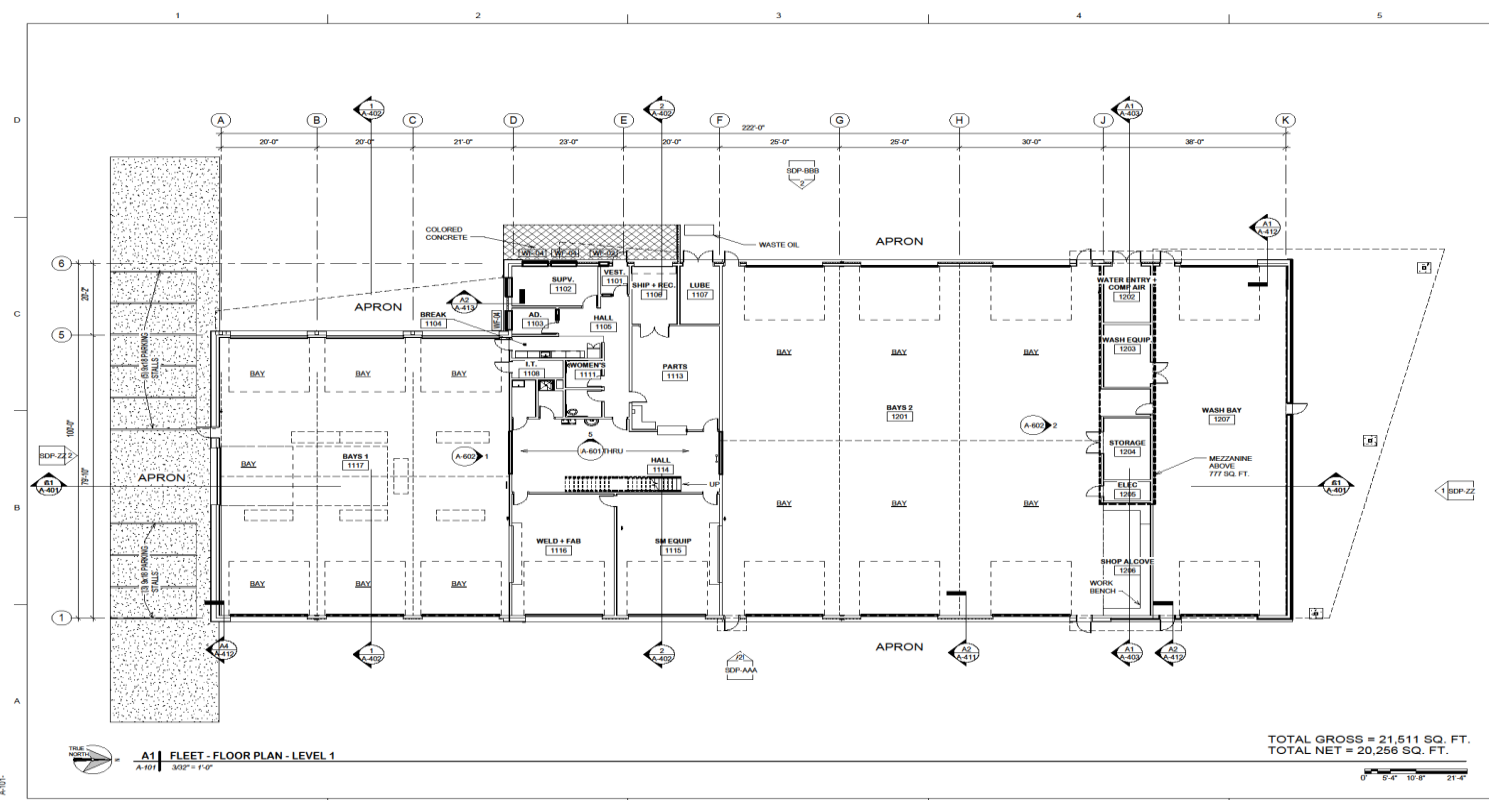


# Conceptual Layout Cont. Operations Building





# Conceptual Layout Cont. Fleet Operations Building



**A1 FLEET - FLOOR PLAN - LEVEL 1**  
A-101 3/2" = 1'-0"

TOTAL GROSS = 21,511 SQ. FT.  
TOTAL NET = 20,256 SQ. FT.

0' 5'-4" 10'-8" 21'-4"

**D2C**  
ARCHITECTS

1818 BRIDGEWAY, SUITE 100  
BRIGHTON, MASSACHUSETTS 01915  
TEL: 978-651-1234 FAX: 978-651-1235  
WWW.D2CARCHITECTS.COM

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**SCHEMATIC  
DESIGN  
PACKAGE**

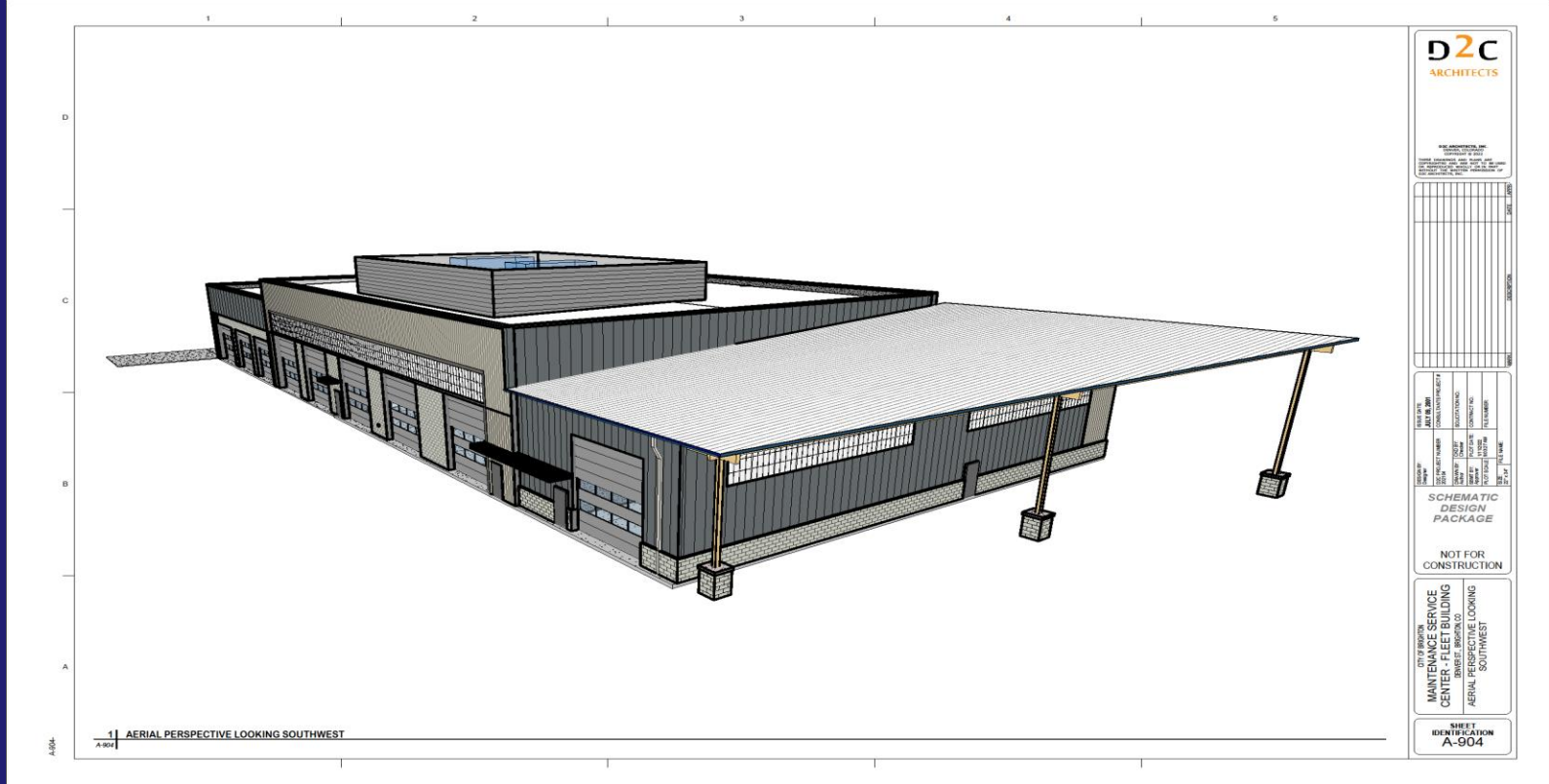
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CONSTRUCTION

CITY OF BRIGHTON  
**MAINTENANCE SERVICE  
CENTER - FLEET BUILDING**  
FLEET - FLOOR PLAN - LEVEL 1

SHEET  
IDENTIFICATION  
**A-101**



# Conceptual Layout Cont. Fleet Operations Building



1 AERIAL PERSPECTIVE LOOKING SOUTHWEST

**D2C**  
ARCHITECTS

1000 PINE STREET, SUITE 200  
DENVER, COLORADO 80202  
TEL: 303.733.4600  
WWW.D2CARCHITECTS.COM

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SCHEMATIC  
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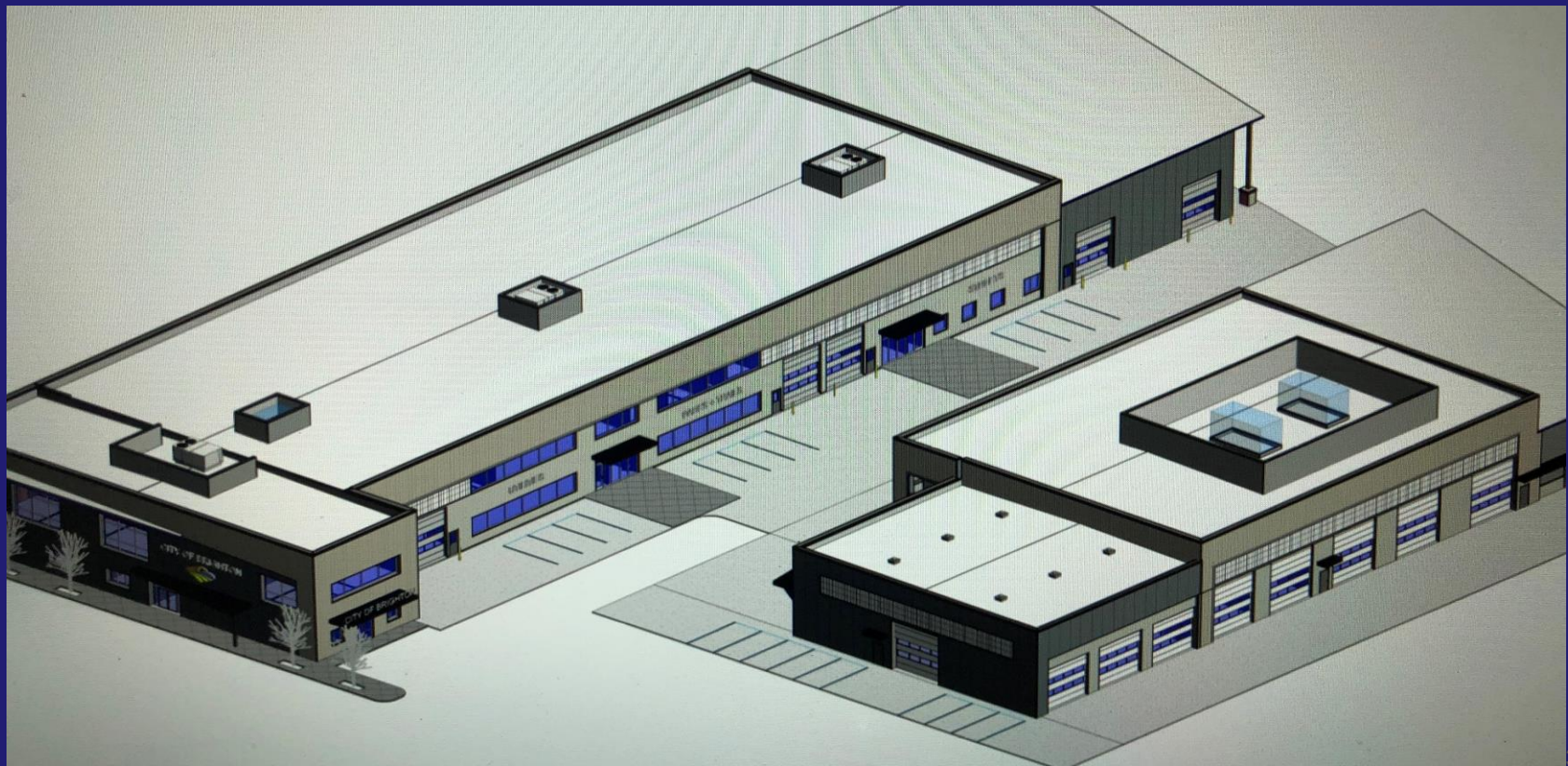
NOT FOR  
CONSTRUCTION

CITY OF BRIGHTON  
MAINTENANCE SERVICE  
CENTER - FLEET BUILDING  
12000 W. WASHINGTON AVE.  
AERIAL PERSPECTIVE LOOKING  
SOUTHWEST

SHEET  
IDENTIFICATION  
A-904



# Conceptual Layout Cont.





## CMAR Project Details

### What is Construction Management-at-Risk (CMAR)?

- Collaborative delivery process between Design-Build and Design-Bid-Build
- Owner first selects and retains the design firm
- Design firm moves forward with intent of City hiring CMAR around 30% design
- CMAR is involved with design going forward and provides constructability review and cost estimates
- CMAR assembles guaranteed maximum price (GMP) at 60% design
- Allows design/construction cost review, negotiations and modifications, scheduling adjustments and long lead time equipment purchases



## Project Details Cont.

### Advantages of CMAR delivery:

- CMAR is part of design team collaboration early in process
- Assists with value engineering, cost estimating and constructability review
- Opportunity to overlap phases of design and construction
- Early cost certainty in design
- CMAR is allowed to self-perform portions of work
- City controls both design and CMAR contracts
- If GMP is not within budget, City can release CMAR and formally bid construction or negotiate costs
- “Open Book” process

*CMAR has been successfully used by several other municipalities in Colorado and currently being utilized in the design and construction of the City of Brighton WTP Expansion Project*



## Project Details – CMAR Scope of Services

### Pre-Construction Scope of Services Phase I (for approval tonight):

- Preconstruction Project Management
- Project meetings
- Construction schedule development
- Construction cost estimating
- Constructability review
- Permitting
- Guaranteed maximum price development (GMP)
- Risk Management
- Bid package development





## Project Details – CMAR Scope of Services

### Construction Scope of Services Phase II (At later date):

- Maintain and oversee construction
- Procure equipment, materials and subcontractors
- Ensure project is built to engineered plans and specifications
- Startup and commissioning assistance



## Proposal Process and Results

### Request for Proposal #RFP#21-007046

- RFP Issued on November 9, 2021
- 7 Firms Submitted Proposals on November 23, 2021
- PGH Phipps Construction Companies,
- inkard Construction,
- Fransen Pittman/BBD,
- Mark Young Construction,
- FCI Construction, Inc.,
- Sampson Construction,
- Weitz



# Proposal Process and Results Cont.

## Selection Process

- The evaluation team then reviewed the RFP's and narrowed them down to 4 firms and interviewed the 4 firms on January 5, 2022. After intensive review by the evaluation team, it was very apparent that FCI Construction, Inc. was the best company due to their competitive pricing and experience. Since the intent is to use the same CMAR contractor for both the preconstruction and construction services, the City requested overhead and profit percentages as well as staff multipliers to be submitted for review. Doing this while the contractors are competitively bidding ensures the City will be getting the best pricing during the construction phase and when GMPs and being developed.
- **RFP Interviewed Firms with Preconstruction Phase Cost:** FCI Construction, Inc. \$34,500, GH Phipps Construction Companies \$40,000, Fransen Pittman/BBD \$59,612, Mark Young Construction \$58,080



## Final Recommendation

City staff recommendation is to enter into the contract that was determined to be in the best interest of the City.

That contract agreement will be with FCI Construction, Inc. ***in the amount of THIRTYFOUR THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$34,500.00)***



## OPTIONS FOR COUNCIL CONSIDERATION

- Approval as presented
- Reject
- Require new proposals be prepared



Questions?