

 Brighton  
COLORADO

# Water Treatment Plant Expansion & Denitrification CMAR Pre-construction Services

Project Manager: Matt Amidei, Utility Project Engineer

## Strategic Plan



Supportive and Sustainable Infrastructure      Financially Responsible      Safe, Active, and Engaged Community      Recognizable and Well-Planned Community

## Overview

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

## Project Background

- ❖ Expansion of existing treatment capacity & CDPHE permit compliance
- ❖ City has retained Brown & Caldwell as the Design Engineer
- ❖ Phase II of the design is starting
- ❖ CMAR contract will be for preconstruction services with intent to amend the contract at the GMP for award of the construction phase



## Project Details – CMAR

- ❖ 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 starts with the intent of City hiring CMAR
- ❖ CMAR is involved with design and provides design input
- ❖ CMAR assembles guaranteed maximum price
- ❖ Allows pre-purchasing of critical long lead time equipment



## Project Details

- ❖ 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 other municipalities in Colorado



## Project Details – CMAR Scope of Services

- ◊ **Pre-construction Scope of Services (for approval tonight)**
  - ◊ Preconstruction project management
  - ◊ Project meetings
  - ◊ Construction schedule development
  - ◊ Construction cost estimating
  - ◊ Constructability review
  - ◊ Permitting
  - ◊ **Guaranteed maximum price development**
  - ◊ Risk management
  - ◊ Bid package development

- ◊ Construction Scope of Services (At later date)
  - ◊ Maintain and oversee construction activities
  - ◊ Procure equipment and subcontractors
  - ◊ Ensure Project is built to engineered plans and specifications
  - ◊ Startup and commissioning assistance

## Proposal Process and Results

- ◊ Request for Qualifications (RFQ) in May 2020
- ◊ Four Firms Submitted. The City shortlisted all four firms for the Request for Proposal (RFP)
  - ◊ Garney Companies Inc.
  - ◊ PCL Construction Inc.
  - ◊ Moltz Construction Inc.
  - ◊ Archer Western Construction LLC
- ◊ Formal RFP Process in July 2020
- ◊ All four firms submitted proposals
- ◊ Staff interviewed three of the firms



## Final Recommendation

It is recommended that Garney Companies Inc. is awarded the contract for the CMAR Phase I services in the amount of \$369,068.00. Staff believes selecting Garney would accomplish the following:

- ◊ Meet all regulatory deadlines and avoid potential CDPHE fines
- ◊ Ensure the City gets the best pricing for the construction phase
- ◊ Garney will have full understanding of the Project at the start and will be able to meet timelines more effectively
- ◊ Provide reliable potable water service to existing and future City of Brighton residence and businesses

## Questions?