



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?