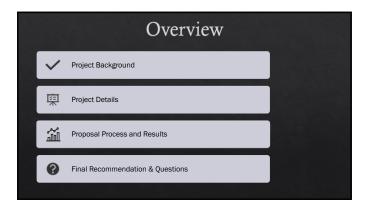


Water Treatment Plant Expansion & Denitrification **CMAR** Pre-construction Services

Project Manager: Matt Amidei, Utility Project Engineer

Strategic Plan Supportive and Sustainable Infrastructure Safe, Active, and Engaged Community able and Well-Recognizable and W Planned Community Financially Responsible



#### Project Background

- \* Expansion of existing treatment capacity & CDPHE permit compliance
- 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
    - $\Leftrightarrow\, {\rm CMAR}$  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  $\diamond\,$  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 cost estimating ♦ Constructability review

  - ♦ Permitting
  - Guaranteed maximum price development

  - ♦ Risk management ♦ Bid package development
- Construction Scope of Services (At later date)

- Ensure Project is built to engineered plans and specifications

# 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)
- ♦ 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
- $\otimes \mbox{Garney}$  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

