

City of Mesquite, Texas

Legislation Text

File #: 22-6285, **Version:** 1

RFQ No. 2022-149 - Construction Management at Risk (CMaR) Services for the Construction of New Fire Station No. 2.

(Authorize the City Manager to finalize and execute a contract with Steele & Freeman, Inc., for CMaR services in connection with the design (Phase I) of New Fire Station No. 2 in an amount not to exceed of \$7,500.00.)

Name of Department

Fire Department

Project/Budgeted Amount

\$8,143,000.00

Sum of Bid/Bid Amount

\$7,500.00

Steele & Freeman, Inc., submitted a proposal for CMaR services for the design (Phase I) of the Fire Station No. 4 project. The CMaR will work with the City's contracted architect (Eikon Consulting Group, LLC) during design to ensure feasibility and constructability, and to keep estimated construction costs within budget without adversely affecting the scope and quality of the project. The CMaR will propose a Guaranteed Maximum Price (GMP) for the construction of the project prior to a 100 percent set of construction documents. The fee for Phase I services is \$7,500.00.

Upon successful completion of Phase I services, the City of Mesquite may elect to execute a supplemental agreement to contract the CMaR to serve as the general contractor for this project during the construction phase (Phase II). Steele & Freeman will credit the amount of the Phase I fee against their fee for Phase II services, should they be selected to serve as the City's general contractor on this project.

Bid notices were broadcast through the Periscope Holdings electronic bidding system, published in the Daily Commercial Record newspaper and posted on the City's website. Four competitive bids were received. Staff evaluated and scored each submission, and the two top-scoring firms were interviewed. Following interviews, staff selected Steele & Freeman as the most qualified firm.

Financial Implications

Funding for CMaR services is included in the Capital Project budget for the replacement of Fire Station No. 2.

Recommended/Desired Action

Staff recommends award of contract for Phase I CMaR services to Steele & Freeman, Inc.

Attachment(s)

CMaR Scoring Evaluation

Drafter

Melissa Staples

Head of Department

Russell Wilson