

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: AUGUST 11, 2014 AGENDA ITEM NUMBER: 7

SUBJECT: RESOLUTION SELECTING A CORPORATION TO PROVIDE CONSTRUCTION MANAGEMENT AT RISK SERVICES THROUGHOUT THE PRECONSTRUCTION PHASE OF THE CENTRAL LIBRARY CONSTRUCTION PROJECT (GENERAL SERVICES DEPARTMENT)

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

SUMMARY OF INFORMATION:

See attached

ATTACHMENTS: YES NO

SIGNATURE: *J. Audrey Watts, Jr. /cdh* DATE: August 6, 2014
COUNTY MANAGER

**RESOLUTION SELECTING A CORPORATION TO PROVIDE CONSTRUCTION MANAGEMENT AT
RISK SERVICES THROUGHOUT THE PRECONSTRUCTION PHASE OF THE
CENTRAL LIBRARY CONSTRUCTION PROJECT
(GENERAL SERVICES DEPARTMENT)**

WHEREAS, Forsyth County staff has participated in a Request for Qualifications (RFQ) process to identify a construction manager at risk in accordance with Article 3D of Chapter 143 of the North Carolina General Statutes; and

WHEREAS, during the RFQ process, the Forsyth County staff announced all requirements for construction management at risk services and made good-faith efforts to notify minority firms of the opportunity to submit qualifications for consideration in compliance with N.C.G.S. 143-128.2 and N.C.G.S. 143-128.4, and to recruit and select small business entities in order to identify firms qualified to provide the required services on the basis of demonstrated competence and qualifications without regard to fee at this stage and thereafter will negotiate a contract for those services at a fair and reasonable fee; and

WHEREAS, as a result of the Request for Qualifications process, Forsyth County staff recommends the selection of Frank L. Blum Construction Company as the best qualified firm to perform construction management at risk services during the preconstruction phase of the Central Library construction project for a lump sum fee of \$50,000 and thereafter staff will negotiate a contract for the construction phase of the said project; and

WHEREAS, the services to be provided by the Frank L. Blum Construction Company during the preconstruction phase of the project shall include: estimating, value engineering, budgeting, life cycle cost analysis, phasing analysis, design reviews, constructability reviews, attendance of design meetings, bidding to include solicitation of bids, bid forms, evaluation, and contracting;

NOW, THEREFORE, BE IT RESOLVED by the Forsyth County Board of Commissioners that Frank L. Blum Construction Company is hereby selected to perform construction management at risk services during the preconstruction phase of the Central Library construction project for a lump sum fee of \$50,000 to provide the services outlined herein.

BE IT FURTHER RESOLVED that the Chairman or County Manager and Clerk to the Board are hereby authorized to execute, on behalf of Forsyth County, a contract with Frank L. Blum Construction Company to complete the preconstruction phase of the Central Library construction project as outlined herein.

BE IT FURTHER RESOLVED that the Forsyth County Board of Commissioners hereby authorizes Forsyth County staff to negotiate a contract between Forsyth County and Frank L. Blum Construction Company for construction management at risk services during the construction phase of the said Central Library construction project at a fair and reasonable fee.

Adopted this 11th day of August 2014.



FRANK L. BLUM
CONSTRUCTION COMPANY

Trusted Builders. Exceptional Experience.SM

July 28, 2014

Mr. Gary Key
General Services Department
Construction Management Division
201 North Chestnut Street
Winston-Salem, NC 27101

RE: Fee Proposal for New Central Library

Dear Gary:

We are pleased to provide a fee proposal of **\$50,000** for Preconstruction Phase services on the New Central Library.

Contract Documents:

1. AIA A133-2009 (2 Part) form of contract.

Preconstruction Phase Services will include, but not necessarily be limited to, the following:

1. On-site investigation of existing building and site.
2. Estimating, value engineering, budgeting, life cycle cost analysis, phasing analysis.
3. Design reviews, constructability reviews, attendance of design meetings.
4. Bidding to include solicitation of bids, bid forms, evaluation, and contracting.

We appreciate the opportunity to provide this proposal and to work with Forsyth County. Please contact us with any questions or comments during your evaluation of this proposal.

Sincerely,

Mark R. Dunagan, PE, LEED AP
Vice President, Project Development