



**PURCHASING ITEM  
FOR  
COUNCIL AGENDA  
Memo No. CP15-185**

**1. Agenda Item Number:**

**24**

**2. Council Meeting Date:**

April 16, 2015

**TO: MAYOR & COUNCIL**

**3. Date Prepared:** April 1, 2015

**THROUGH: CITY MANAGER**

**4. Requesting Department:** Municipal Utilities

**5. SUBJECT:** Construction Manager at Risk Contract to Achen-Gardner Construction, LLC, for pre-construction services, for the Downtown Sites 3, 4, 5, 6, and 7 Water-Wastewater Infrastructure

**6. RECOMMENDATION:** Staff recommends City Council award a Construction Manager at Risk Contract to Achen-Gardner Construction, LLC, for pre-construction services, for the Downtown Sites 3, 4, 5, 6, and 7 Water-Wastewater Infrastructure, Project No. WW1506.251, in an amount not to exceed \$200,000.

**7. BACKGROUND/DISCUSSION:** The City is currently negotiating development agreements for Downtown Sites 3, 4, 5, 6, and 7 with private developers. Previous assessments of the water and wastewater system in the Downtown area recommend improvements that are necessary to provide adequate levels of service for proposed developments.

This project scope of work consists of: developing cost models, constructability reviews, value engineering, project planning and scheduling, coordination of contract documents, and preparing Guaranteed Maximum Price (GMP) packages.

Construction related contracts for the Downtown Sites 3, 4, 5, 6, and 7 Water-Wastewater Infrastructure could be awarded in separate GMP proposals based on developers' construction schedules.

**8. EVALUATION PROCESS:** The selection process was followed in accordance with State law for design services. Five (5) Statements of Qualifications were received from qualified firms on February 17, 2015.

The Selection Committee's ranking is below:

1. Achen-Gardner Construction, LLC
2. Pulice Construction, Inc.
3. CSW Contractors, Inc.
4. PCL Construction, Inc.
5. T&T Construction, Inc.

**9. FINANCIAL IMPLICATIONS:**

Cost: \$200,000  
Savings: N/A  
Long Term Costs: N/A

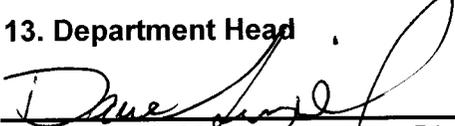
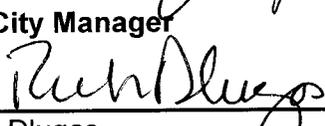
**Fund Source:**

<u>Account No.:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
601.3820.6714.6WA110	Water Bond	Water System Upgrades w/Street Projects	Yes	\$143,925.23
611.3910.6813.6WW332	Wastewater Bond	Wastewater System Upgrades w/Street Projects	Yes	\$ 56,074.77
<b>Total:</b>				<b>\$200,000.00</b>

**10. PROPOSED MOTION:** Move City Council award a Construction Manager at Risk Contract to Achen-Gardner Construction, LLC, for pre-construction services, for the Downtown Sites 3, 4, 5, 6, and 7 Water-Wastewater Infrastructure, Project No. WW1506.251, in an amount not to exceed \$200,000.

**ATTACHMENTS:** Location Map

**APPROVALS**

<p><b>11. Requesting Department</b></p>  <hr/> <p>John Knudson, Utilities Engineering Manager</p>	<p><b>13. Department Head</b></p>  <hr/> <p>Dave Siegel, Municipal Utilities Director</p>
<p><b>12. Transportation &amp; Development</b></p>  <hr/> <p>Bob Fortier, Capital Projects Manager</p>	<p><b>14. City Manager</b></p>  <hr/> <p>Rich Dlugas</p>

