

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Construction Manager at Risk (CMAR)– Center for Active Adults	
FROM: Lee Tillery, Director – Parks & Recreation	MEETING DATE: August 19, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: May 20, 2024 - Purchasing
ATTACHMENTS: Preconstruction Proposal – Blum Construction Bid Recommendation Form	

PURPOSE: City Council to award Construction Manager at Risk (CMAR) contract to Blum Construction, Winston-Salem, NC and the approval of proposal for Pre-Construction Services.

BACKGROUND: The City began the process of recruiting a CMAR earlier this summer. A Request for Qualifications (RFQ) process was used, and three firms submit proposals. An internal team was established to review submittals, and the top two firms were interviewed. The firm the team selected to move forward and for your consideration for CMAR is Blum Construction, Winston-Salem, NC.

The initial part of this approval process involves Blum’s performance of Preconstruction Services. This allows Blum to join the design team currently comprised of representatives from the City and our design firm, CPL, Inc. Blum will assist as we move forward with design in such aspects as project cost considerations and budgeting, constructability analysis, scheduling and management through the last two stages of design.

BUDGET IMPACT: Guaranteed Maximum Price (GMP) to be established and brought to Council for consideration at a later date as we move through the design process. Preconstruction service proposal is \$77,400. Funds are available in the 2024-25 budget.

RECOMMENDATION/ACTION REQUESTED: The Parks & Recreation Department recommends approval of this item and that appropriate City officials be authorized to execute all necessary documents.



August 5, 2024

Lee Tillery
City of High Point Parks and Recreation Director
136 Northpoint Ave
High Point, NC 27262

**RE: Preconstruction Proposal
High Point Center For Active Adults**

Dear Lee:

Blum Construction appreciates the opportunity to provide this proposal for preconstruction phase services for the Center for Active Adults. Our preconstruction proposal includes the following:

Preconstruction Phase Services Fee	\$77,400.00
Construction Services Fee	2.85%
Project Executive Oversight	Blum Construction Att. Will Smelcer 2601 Pilgrim Ct Winston-Salem, NC
Preconstruction Services Scope	Defined below with attached estimated breakdown (time & hours)

The attachment includes cost details and for each deliverable associated with our preconstruction services proposal.

This fee includes the following services:

1. General Preconstruction Services
 - a. Blum to provide existing conditions scan of the areas of the building included in project scope of work to support:
 - i. Baseline assessment of site conditions.
 - ii. Share and support the design team via coordination of the design development.
 - iii. Verification of any visible environmental concerns to be verified by the environmental consultant.
 - b. Preconstruction budgeting support throughout the design phase of the project.
 - c. Preconstruction and supervisory staff will provide constructability investigation, analysis and review of all design deliverables.
 - d. Preconstruction scheduling, management, and updating through each stage of design.

- e. Preconstruction and supervisory staff will provide thorough interdisciplinary coordination review of the construction drawings and specifications.
 - f. Attendance at all design/project meetings by members of the preconstruction and supervisory staff.
2. Combined Schematic Design Deliverable (Summer 2024)
 - a. Executive summary
 - b. Detailed scope of work
 - c. Detailed budget estimate
 - d. Project cost considerations
 - e. Baseline coordination BIM model
 - f. Preliminary project schedule
 3. Design Development Deliverable (Fall 2024)
 - a. Executive summary
 - b. Detailed scope of work
 - c. Detailed budget estimate
 - d. Project cost considerations
 - e. Updated constructability review of Construction documents
 - f. Updated project schedule
 - g. Updated logistical planning
 - h. Proposed phasing / traffic / staging analysis
 4. Guaranteed Maximum Price Deliverable (Winter 2024-2025)
 - a. Executive summary
 - b. Detailed scope of work
 - c. Detailed budget estimate
 - d. Project cost considerations
 - e. Updated constructability review of Construction documents
 - f. Updated project schedule
 - g. Updated logistical planning
 - h. Finalize phasing / traffic / staging analysis
 - i. Defined alternates listing
 - j. Preconstruction bid package bid manual
 - k. Detailed Guaranteed Maximum Price estimate
 - l. Letter of Guaranteed Maximum Price (GMP)

The Blum team is also committed to aligning with the City of High Point Minority Business plan. We will make a good faith effort to meet and exceed the 10% Minority Participation goal set by the City of High Point as spelled out in our RFQ response.

We look forward to working with the City of High Point on this project. Please contact me with any questions or comments concerning this proposal.

Sincerely,

Will Smelcer
Executive Vice President





Preconstruction Fee Proposal
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Code	Description	Qty	Unit	Unit Cost				Total Cost				Item Total
				Labor	Material	Sub	Equip	Labor	Material	Sub	Equip	
PRECONSTRUCTION PERSONNEL & DELIVERABLES												
General Preconstruction Services - Meetings, Communications, etc. (August 2024 - March 2025)												
	Project Executive	8 hrs		155.00				1,240	0	0	0	1,240
	SR. Project Manager	0 hrs		135.00				0	0	0	0	0
	Project Manager	40 hrs		125.00				5,000	0	0	0	5,000
	Sr. Superintendent	0 hrs		135.00				0	0	0	0	0
	Superintendent	8 hrs		125.00				1,000	0	0	0	1,000
	Preconstruction Team Leader	40 hrs		135.00				5,400	0	0	0	5,400
	Preconstruction Manager	0 hrs		125.00				0	0	0	0	0
	Precon Estimator	16 hrs		95.00				1,520	0	0	0	1,520
	MEP Estimator	16 hrs		95.00				1,520	0	0	0	1,520
	Constructability Manager	0 hrs		100.00				0	0	0	0	0
	Site/Civil Estimator	0 hrs		85.00				0	0	0	0	0
	LEED Coordinator	0 hrs		90.00				0	0	0	0	0
	Hub Coordinator	16 hrs		65.00				1,040	0	0	0	1,040
	Accounting	0 hrs		65.00				0	0	0	0	0
	Staff Overnight Travel Expenses	0 trips		150.00		125.00		0	0	0	0	0
	Subtotal							16,720	0	0	0	16,720
Preconstruction Deliverable -SD (September 2024)												
	Project Executive	8 hrs		155.00				1,240	0	0	0	1,240
	SR. Project Manager	0 hrs		135.00				0	0	0	0	0
	Project Manager	16 hrs		125.00				2,000	0	0	0	2,000
	Sr. Superintendent	0 hrs		135.00				0	0	0	0	0
	Superintendent	8 hrs		125.00				1,000	0	0	0	1,000
	Preconstruction Team Leader	40 hrs		135.00				5,400	0	0	0	5,400
	Preconstruction Manager	0 hrs		125.00				0	0	0	0	0
	BIM Manager	0 hrs		125.00				0	0	0	0	0
	Precon Estimator	40 hrs		95.00				3,800	0	0	0	3,800
	MEP Estimator	40 hrs		95.00				3,800	0	0	0	3,800
	Constructability Manager	0 hrs		100.00				0	0	0	0	0
	Site/Civil Estimator	0 hrs		85.00				0	0	0	0	0



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LEED Coordinator	0 hrs	90.00			0	0	0	0	0
Hub Coordinator	0 hrs	65.00			0	0	0	0	0
Accounting	0 hrs	65.00			0	0	0	0	0
Staff Overnight Travel Expenses	0 trips	150.00		125.00	0	0	0	0	0
Subtotal					17,240	0	0	0	17,240
Preconstruction Design Development Deliverable - (November 2024)									
Project Executive	8 hrs	155.00			1,240	0	0	0	1,240
SR. Project Manager	0 hrs	135.00			0	0	0	0	0
Project Manager	16 hrs	125.00			2,000	0	0	0	2,000
Sr. Superintendent	0 hrs	135.00			0	0	0	0	0
Superintendent	16 hrs	125.00			2,000	0	0	0	2,000
Preconstruction Team Leader	40 hrs	135.00			5,400	0	0	0	5,400
Preconstruction Manager	0 hrs	125.00			0	0	0	0	0
BIM Manager	16 hrs	125.00			2,000	0	0	0	2,000
Preconstruction Estimator	40 hrs	95.00			3,800	0	0	0	3,800
MEP Estimator	20 hrs	95.00			1,900	0	0	0	1,900
Constructability Manager	0 hrs	100.00			0	0	0	0	0
Site/Civil Estimator	0 hrs	85.00			0	0	0	0	0
LEED Coordinator	0 hrs	90.00			0	0	0	0	0
Hub Coordinator	16 hrs	65.00			1,040	0	0	0	1,040
Accounting	0 hrs	65.00			0	0	0	0	0
Staff Overnight Travel Expenses	0 trips	150.00		125.00	0	0	0	0	0
Subtotal					19,380	0	0	0	19,380
Preconstruction Deliverable - 100% CD/GMP (February/March 2025)									
Project Executive	8 hrs	155.00			1,240	0	0	0	1,240
SR. Project Manager	0 hrs	135.00			0	0	0	0	0
Project Manager	40 hrs	125.00			5,000	0	0	0	5,000
Sr. Superintendent	0 hrs	135.00			0	0	0	0	0
Superintendent	16 hrs	125.00			2,000	0	0	0	2,000
Preconstruction Team Leader	40 hrs	135.00			5,400	0	0	0	5,400
Preconstruction Manager	0 hrs	125.00			0	0	0	0	0
BIM Manager	20 hrs	125.00			2,500	0	0	0	2,500
Preconstruction Estimator	40 hrs	95.00			3,800	0	0	0	3,800



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MEP Estimator	16 hrs	95.00		1,520	0	0	0	1,520
Constructability Manager	16 hrs	100.00		1,600	0	0	0	1,600
Site/Civil Estimator	0 hrs	85.00		0	0	0	0	0
LEED Coordinator	0 hrs	90.00		0	0	0	0	0
Hub Coordinator	16 hrs	65.00		1,040	0	0	0	1,040
Accounting	0 hrs	65.00		0	0	0	0	0
Staff Overnight Travel Expenses	0 trips	150.00	125.00	0	0	0	0	0
Subtotal				24,100	0	0	0	24,100
TOTAL PERSONNEL & DELIVERABLES				77,440	0	0	0	77,440
TOTAL PRECONSTRUCTION PROPOSAL FEE				77,440	0	0	0	77,440

BID RECOMMENDATION

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPEN:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
411410	533701	411211011205	40202	
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Digitally signed by Lee Tillery
Date: 2024.08.08 08:59:23 -04'00' DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends
award to the lowest responsible, responsive bidder in the amount of

PURCHASING MANAGER: Digitally signed by Candy E. Harmon
Date: 2024.08.08 09:03:57 -04'00' DATE:

FINANCIAL SERVICES DIRECTOR: Digitally signed by Bobby Fitzjohn
Date: 2024.08.08 09:53:21 -04'00' DATE:

Approved for Submission to Council

CITY MANAGER: DATE:

(For City Council Approval Only)