



Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: October 15, 2018

Re: Authorizing a request for qualifications for a Construction manager-at-risk for the WWTP Phase 2 Improvements - Digester Complex

## Executive Summary

Staff has prepared for Council consideration an ordinance authorizing a request for qualifications through the Purchasing Division for a Construction manager-at-risk for the Wastewater Treatment Plant Phase 2 Improvements – Digester Complex. The public hearing for this project is November 5, 2018, and the Interested Parties (IP) meeting was held on September 27, 2018.

## Discussion

As defined by Missouri state statute, a Construction manager-at-risk is a legal entity that “assumes the risk for the construction rehabilitation, alteration, or repair of a project at the contracted price as a general contractor and provides consultation to a political subdivision regarding construction during and after the design of the project.” This method of selection for a contractor to evaluate plans and potentially construct the Digester Complex Improvements has the potential to provide cost certainty in addition to selecting a contractor based on experience and past performance.

The Digester Complex improvements will consist of replacing equipment and covers as well as rehabilitating an existing facility. Meanwhile operations of the facility must continue during construction. Therefore, phasing and coordination of the construction will be critical to maintaining regulatory obligations while constructing the necessary upgrades to the facility in a cost effective manner. A construction manager-at-risk under contract during the preparation of the construction documents creates the opportunity to integrate the experience and expertise of the construction manager into the design process and work cooperatively as a project team. Additionally the expertise and resources of the construction manager can advise on design decisions, constructability, schedule and phasing that can all impact cost, construction efficiency, operational efficiency, quality and schedule.

Selection for the Construction Manager-at-risk is a two-step process. The first step is a request for qualifications (RFQ) that will include the following criteria:

- qualifications of personnel
- relevant project experience and reputation for quality and safety
- project approach, management and overall capabilities
- overall quality, content, and responsiveness to the RFQ

In the second step, the City will request that the construction managers selected solely on the basis of qualifications provide additional information, including the construction manager-at-risk’s proposed fee and its price for fulfilling the general conditions.



Once selected, the Construction Manager-at-risk will provide preconstruction phase services working with the City and Black & Veatch Engineers on the final design, phasing, value engineering, schedule and estimates. The Construction Manager-at-risk will evaluate the 90% or better construction plans and provide the City a Guaranteed Maximum Price (GMP) to construct the improvements. At that time, the City can execute an amendment to the Construction Manager-at-risk contract to accept the GMP or perform a traditional competitive bid for a construction contract.

By approving this ordinance, the City is stating its intent to utilize the construction management-at-risk method for construction of the Wastewater Treatment Plant Phase 2 Improvements – Digester Complex.

### Fiscal Impact

Short-Term Impact: The agreement with the Construction Manager-at-risk with the fee will require Council approval.

Long-Term Impact: This process will assist in keeping construction costs in line with the total budget for the project.

### Strategic & Comprehensive Plan Impact

#### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

#### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

### Legislative History

Date	Action
10/05/2018	(R151-18) Setting a Public Hearing
09/27/2018	Interested Parties (IP) meeting
06/04/2018	(Ord23559) Authorizing the City Manager to execute an agreement with Black & Veatch Corporation to provide professional engineering services for WWTP Phase 2 Improvements – Digester Complex.
04/03/2017	(Ord23139) Authorizing the issuance of Sewerage System Revenue Bonds, Series 2017 in an amount on not to exceed \$16,405.00.
03/20/2017	(R37-17) Authorizing the public sale of Sewerage System Revenue Bonds, Series 2017 in an amount on not to exceed \$16,405.00.
04/16/2015	(Ord22383) Authorizing the issuance of Sewerage System



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

03/03/2015	Revenue Bonds, Series 2015, in the aggregate principal amount on not to exceed \$20,500.00
07/22/2014	(R11-15A) Authorizing the offering for sale of not to exceed \$20,500.00 principal amount of Sewage System Revenue Bonds, Series 2015, of the City of Columbia, Missouri.
01/02/2014	(R125-14) Transferring funds to offset expenditures relating to the November 2013 Special Bond Election for sanitary sewer improvements.
08/05/2013	(Ord21742) Declaring the results of the Special Election held in the City of Columbia, Missouri on November 5, 2013.
07/01/2013	(Ord 21760) Calling a special election on whether to issue the Sewer System Revenue Bonds in the amount of \$32,340,000 for constructing, improving, repairing, rehabilitating, replacing, equipping, expanding, and extending the city-owned sewerage system.
05/20/2013	Pre-Council Meeting – General Obligation Bond Projects – Infrastructure Ballot Presentation Pre-Council Meeting – November Storm Water / Sewer Ballot Issue – Sewer Utility Presentation – Storm Sales Tax Presentation

## Suggested Council Action

Authorize a request for qualifications through the Purchasing Division for a Construction manager-at-risk for the WWTP Phase 2 Improvements - Digester Complex.