

DENVER BOARD OF WATER COMMISSIONERS

Meeting Date: May 14, 2014

Board Item: II-B-3

**General Contractor – Construction Manager at Risk
Operations Complex Redevelopment Project
Agreement 15511A**

Action by Consent

Action

Information

On March 11, 2014, request for qualifications were solicited by public advertisement for the Denver Water Operations Complex Redevelopment (OCR) Project, General Contractor – Construction Manager at Risk (CMAR). The CMAR firm will serve as the general contractor for the project and will work collaboratively with Denver Water staff, the external Program Manager (TC Denver Development, Inc.) and the Master Architect (RNL Design) to refine and implement the Campus Master Plan developed in 2013.

The purpose of this contract is to have the CMAR provide pre-construction services including scheduling, estimating, constructability reviews, review building systems and provide recommendations for building materials, construction phasing, and contracting methods. Ultimately the CMAR will be responsible for the construction of the Operations Complex Redevelopment.

On April 4, 2014 six proposals were received. Two firms were short-listed for interview; Mortenson Construction & Saunders Construction, Inc. Interviews were conducted on April 24, 2014 and Mortenson Construction was selected as they presented a strong pre-construction team with relevant experience, displayed a good understanding of managing a project budget and providing quality control throughout the project.

Denver Water will reserve the right to extend the services of Mortenson Construction into the construction phase of this project based on the performance under this Agreement.

There was no Minority and Women Business Enterprise (MWBE) goal established for this portion of the project; however, future design and construction of the Operations Complex Redevelopment Project will include a minimum of 12% and 15% MWBE participation respectively.

The OCR plan was still being developed at time of budgeting, so the 2014 Capital Improvement Plan (MPC 1HA0006) does not include sufficient funds for this project and a variance is required.

Recommendation

It is recommended that the Board award Agreement 15511A to Mortenson Construction as the CMAR for the Operations Complex Redevelopment Project in the amount of \$114,000.00.

Budget Considerations

Master Plan Code(s): 1HA0006

Budgeted Item

Unbudgeted Item

Funds transferred from another project:

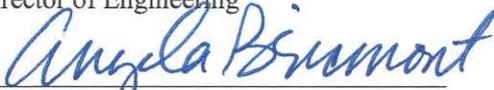
Budget Information

| | | |
|--|----|--------------|
| 2014 Budget | \$ | 156,795.42 |
| Amount Requested This Item | \$ | 114,000.00 ✓ |
| YTD Expenditures | \$ | 1,555.10 |
| Additional Expenditures Anticipated | \$ | 434,444.90 |
| Revised 2014 Estimate | \$ | 550,000.00 |
| *Variance Required | \$ | 0.00 |
| *Required Variance (Board Item II-B-2) | \$ | 393,204.58 |

Approvals:



Robert J. Mahoney
Director of Engineering

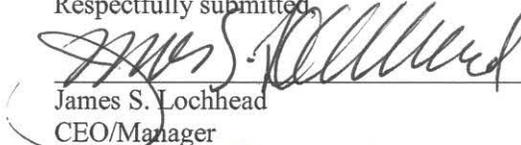


Angela Brimont
Director of Finance

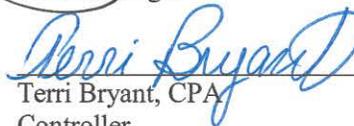


Patti Wells
General Counsel

Respectfully submitted,



James S. Lochhead
CEO/Manager



Terri Bryant, CPA
Controller