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**PARKS, RECREATION & FACILITIES
MANAGEMENT**

Dean R. Gazza, Director

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TO: Finance Committee

FROM: Dean R. Gazza, Director of Parks, Recreation and Facilities Management

DATE: 8/23/2021

RE: Action Item: Award contract to The Boldt Company for Construction Manager at Risk services for the library for a contract of \$1,186,730 and \$25,000 for reimbursable expenses for a contract totaling \$1,211,730.

On June 29, 2021, request for proposals were received from three construction management/construction firms to provide pre-construction, construction, and post construction services for the library. Two of those firms were subsequently interviewed on August 3, 2021. After the interviews, The Boldt Company was unanimously selected by the review team to be awarded the contract.

The construction manager (CM) will serve as an advisor in both the pre and post construction phases in addition as serving as the general contractor during construction. During the pre-construction phase, the CM will provide constructability reviews and offer suggestions to improve schedule and reduce cost. During construction, the CM will act in a similar role as a general contractor, but in this case, the CM will only self-perform work if they are the lowest responsible bidder. Specialty contractors will bid their portion of the work. The CM may choose to bid on some of this work and may or may not be awarded the work based on if they were the lowest responsible bidder. Post-construction services will assist in ensuring all contractors' work is completed and obtaining all final documentation such as as-built drawings, warranties and operations manuals.

Request for proposals were evaluated for relevant experience, project success, project team, project understanding/study methodology, project schedule and cost. The proposals fees and scoring were as follows:

CM	Score	Pre-Construction Fee	Construction Fee*	Post Construction Fee	General Conditions Fee	Other Fee
Boldt	500	\$0	0%/\$0	\$33,930	\$1,152,800	\$0
C.D. Smith	389	\$30,000	2.25%/\$540,000	\$25,000	\$1,147,566	\$8,750
Miron	466	\$35,000	2.35%/564,000	\$0	\$620,160	\$0

* based on a cost of construction of \$24,000,000. This number will increase or decrease upon receiving actual bid costs.

After careful review, our team unanimously recommends awarding a contract to The Boldt Company for a contract of \$1,186,730 and \$25,000 for reimbursable expenses for a contract totaling \$1,211,730. Note that both reimbursable expenses are only utilized as needed and allowed per contract and authorization by the project manager. In addition, note that under this construction delivery method, the City of Appleton, will pay for the cost of performance bonds, insurance and general project requirements which are reimbursables at actual cost. Those costs are not included until bidding is performed and the cost of work is known.

Please feel free to contact me at 832-5572 with any questions, or by email at dean.gazza@appleton.org.