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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: 7/6/2016

RE: Action Item: Award contract to Miron Construction for Construction Manager at Risk services for the Fox Cities Exhibition Center for a contract of \$589,315 and \$25,000 for reimbursable expenses for a contract not to exceed \$614,315.

On June 7, 2016, request for proposals were received from three construction management/construction firms to provide pre-construction, construction, and post construction services for the Fox Cities Exhibition Center. Two of those firms were subsequently interviewed on June 23, 2016. After the interviews, Miron Construction was unanimously selected by the review team to be awarded the contract.

Construction management at risk delivery method is used when a project has a tight schedule. The construction manager (CM) will serve as an advisor in both the pre and post construction phases. 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. Pre-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. It was important that the firms clearly demonstrated experience in the construction of exhibition centers and had the ability to provide fast-track project delivery.

The proposals fees and scoring were as follows:

CM	Score	Pre-Construction Fee	Construction Fee*	Post Construction Fee	General Conditions Fee	Other Fee
Boldt	87.2	\$28,000	0.5%/\$125,000	No Charge	\$663,760	
C.D. Smith	56.2	\$50,000	2.45%/\$612,500	No Charge	\$993,981	
Miron	87.4	\$25,000	0%/\$0	No Charge	\$539,315	\$25,000

(*) The estimated budget for construction is \$25,000,000.

After careful review, our team unanimously recommends awarding a contract to Miron Construction for a contract of \$589,315 and \$25,000 for reimbursable expenses for a contract not to exceed \$614,315. 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 which may be reimbursable to Miron Construction. 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.