



CITY COUNCIL AGENDA ITEM

Date: March 29, 2016

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
Steve Pallotta, Director of Building Operations
David Roberts, Fire Chief

Subject: Standard Purchasing Resolution 8: Best Value Award – Construction Manager at Risk Services - Fire Station #4 (Introduced by David Roberts, Fire Chief, Steve Pallotta, Director of Building Operations and MaryBeth Murz, Purchasing Manager)

History

Fire Station #4 was originally constructed in 1968. The station was remodeled in 1988 to include an additional apparatus bay and a small addition to the day room. Since this time, the station has taken on newer and larger apparatus; more volunteer firefighters; and the building has experienced foundation settling which has led to water leaks and structural deterioration.

This is the only station in the city that does not have drive-through apparatus bays which allow for the large vehicles to be pulled in and out of the building. Instead, the trucks must be pulled out but then backed in. The apparatus bays and overhead doors are substandard in size thereby making the task of backing apparatus at increased risk of damage to the vehicles and the building.

February of 2013, a needs assessment study was performed by Redstone Architects, Inc., of Bloomfield Hills, MI, to identify current site and building conditions, and to determine the feasibility for a new fire station on the site. The study revealed that additional property would be needed to accommodate a new fire station in order to meet the future needs of the fire department while keeping the current fire station operational during construction.

March 29, 2014, as part of the combined City Council-City Staff Retreat, City Council members and staff toured Station #4 to witness first-hand, many of the short-comings with the current facility. For the 2014-2015 budget, the replacement of Fire Station #4 was identified as one of the City's and Council's budget priorities.

November of 2014, negotiations began to purchase the property immediately east of Fire Station #4 in order to expand the site to accommodate a new fire station. After reviewing the necessary property appraisal and similar sales in that area, the property was purchased on March 27, 2015, for the sum of \$175,000.00.

December 7, 2015 City Council approved a contract to provide Architectural/Engineering Services for Fire Station #4 to Redstone Architects, Inc. of Bloomfield Hills, MI in the amount of \$201,042.00; (Resolution #2015-12-158).

As detailed in the *Tentative* Project Timeline, the next step in the process was to conduct a Request for Proposal process to hire a company to provide Construction Manager at Risk services.



CITY COUNCIL AGENDA ITEM

Purchasing

- January 20, 2016 a Request for Proposal was issued and posted on the Michigan Inter-governmental Trade Network (MITN) website: www.mitn.info. 471 firms were notified of this bid opportunity.
- January 28, 2016 a Mandatory Pre-Proposal meeting was held at Station #4. The Request for Proposal document and the project timeline was reviewed. Clarifications were discussed and questions answered which necessitated the issuance of an Addendum summarizing the meeting.
- Eight (8) companies attended the Pre-Proposal meeting as listed below:

George W. Auch Company	Pontiac, MI
Frank Rewold & Sons, Inc.	Rochester, MI
Clark Construction Company	Lansing/Southfield, MI
Braun Construction Group	Farmington, MI
The Dailey Company	Lake Orion, MI
MICCO Construction, LLC	Pontiac, MI
O'Brien Construction Company, Inc.	Troy, MI
Tooles Contracting Group, LLC	Detroit, MI

- On February 4, 2016 an on-site visit was also conducted.
- February 18, 2016, a bid opening was conducted and Proposals were received as required by City Charter and Code for the Construction Manager at Risk Services for Fire Station #4. Below is a summary of potential firms.

Companies notified via MITN	471
Troy Companies notified via MITN	15
Troy Companies - Active email Notification	15
Troy Companies - Active Free	0
Companies that viewed the bid	36
Troy Companies that viewed the bid	0

***MITN** provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy. **Active MITN** members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City. **Active MITN non-paying** members are responsible to monitor and check the MITN website for opportunities to do business with the City. **Inactive MITN member** status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.*

Five (5) Proposal responses were received as detailed:

George W. Auch Company	Pontiac, MI
Clark Construction Company	Lansing/Southfield, MI
The Dailey Company	Lake Orion, MI
MICCO Construction, LLC	Pontiac, MI
O'Brien Construction Company, Inc.	Troy, MI

Qualifying conditions of the Construction Management at Risk Company was:

- Years of construction Management Experience
- Construction Management Services on three (3) successful construction projects within the last five (5) years.
- Construction Management Services for a Fire Station project of comparable size, scope and complexity over the last ten (10) years.
- Each firm submitting a proposal was required to provide evidence of a robust Quality Assurance/Quality control program that has been in place for a minimum of five (5) years and was required to have a proactive Safety Program in place.

Purchasing (continued)

- Must have experience in providing pre-construction services to owners and have previously worked with architectural and/or engineering firms during the design process.
 - Positive References specifically relating to Fire Station design.
 - Qualifications of Firm to perform project as specified detailing personnel and project team led by a Project Manager.
 - Work plan and methodology
- Scoring criteria was as follows:
- 30 points – Approach to the Troy Fire Station #4 Project
 - 35 points – Construction Manager at Risk Experience & Qualifications
 - 20 points – Quality Assurance/Quality Control & Safety Programs/Procedures
 - 15 points – Team Resources, Communication Plans & Schedules
- Five (5) Committee Members reviewed and evaluated the proposals. The Committee Members were as follows:
 - David Roberts, Fire Chief
 - Peter Hullinger, Fire Lieutenant
 - Steve Pallotta, Director of Building Operations
 - Steve Vandette, City Engineer
 - Mitch Grusnick, Building Official/Code Inspector
 - Based on the Firms' qualifying conditions and scores for proposals; the top three (3) Firms were interviewed by the committee on Friday, March 11, 2016. The top three (3) rated Firms were:
 - George W. Auch Company
 - Clark Construction Company
 - The Dailey Company
 - Based on the top three (3) Firms' scores for proposal, *and* interview; which were essentially a tie; final interview presentations were held for the top three (3) ranked Firms on Monday, March 28, 2016.
 - George W. Auch Company
 - Clark Construction Company
 - The Dailey Company
 - The final interview gave the three (3) Firms the opportunity to present to the evaluation committee; addressing the following areas for clarification: The GMP & GMP timing, Estimating and Change Orders, Value Engineering, Project Completion, and Management Team.
 - Based on the scoring criteria, the committee unanimously recommended awarding the contract to the highest rated proposer, The Dailey Company of *Lake Orion, MI*. The Scoring Summary is attached.
 - The Dailey Company is a recognized leader in Construction Management of Fire Stations and public safety facilities with over 27 years of experience in construction management specifically in Fire Station design. The firm specializes in fire stations and municipal projects.

Purchasing (continued)

- The Dailey Company's resume is quite extensive. Some recent municipal projects include:
 - Lake Orion Fire Station #2 and #3
 - City of Detroit Fire Stations #9, 10, 46, 56, & 5 (5 total)
 - Three District Courts including 41-B in Clinton Township, 16th (Livonia) and 43rd in Ferndale
- The Dailey Company project team is solid, the Project Manager and Project Superintendent have over 15 years of experience. The Chief Estimator has been with the Company for 20 years. The Dailey Company Project Team was represented in all phases of the interview process.
- Solid experience with Construction Management at Risk with GMP pricing.
- The Dailey Company has never failed to complete a project on time, never exceeded a GMP and has never been involved in a claim/lawsuit with a client.
- The Dailey Company is the "right size" company for this project; based on The Dailey Company's annual project volume and average project cost.
- The experience, wisdom, creativity and engineering skills of Redstone Architects, Inc. and The Dailey Company will be combined beginning in the planning phase in conjunction with the expertise and needs of the Fire Department. The Dailey Company working together collaboratively with the Redstone Architectural team will minimize risk and ensure cost containment and provide opportunity for value engineering. The collaboration of the design and construction team is critical to the construction of the Fire Station within budget.
- The Project Team will be The Dailey Company and the Redstone Architects, Inc. design team working with consulting engineers:
 - Hubbell, Roth & Clark, Inc. – Consulting Civil Engineers & Landscape Architecture
 - DESAI/NASR Consulting Engineers, Inc. – Consulting Structural Engineers
 - JRED Engineering Inc. – Consulting Mechanical Engineers
 - ETS Engineers, Inc. – Consulting Electrical Engineers
- Included with this memo is a detailed *Tentative* Project Timeline. The *Tentative* Project Timeline indicates construction would begin October of 2016 and construction completion would be October, 2017. Note that not only is the timeline tentative, but there has also been some positive discussion with The Dailey Company that there is opportunity to shorten the timeline which would also result in potential cost savings for the City.
- A summary of the pricing is below.



CITY COUNCIL AGENDA ITEM

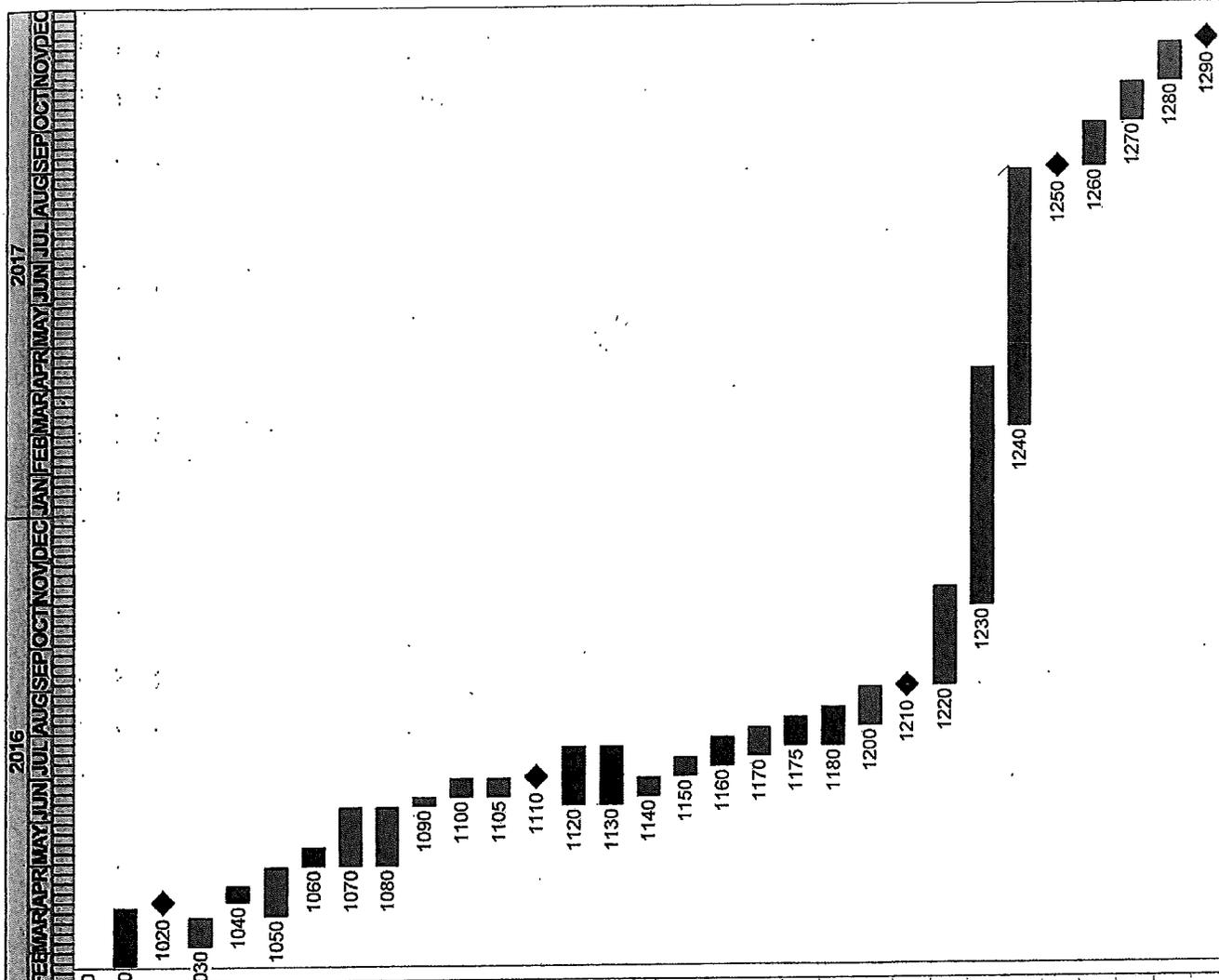
	The DAILEY Company
Pre-Construction Services:	\$28,540.00
Not to exceed CMR Fee	
Total Pre-Construction Hours	360
Construction Services:	\$313,200.00
Not to exceed CMR Fee	
Total Construction Services Hrs	4,900
Fee for project additions that	3.00%
might exceed the estimated	
construction cost of \$3,350,000	
General Conditions:	\$119,250.00
Not to Exceed price	
Fixed CMR Not to Exceed Fee	\$80,000.00
based on an estimated	
\$3,350,000 construction cost.	
Fixed CMR Not to Exceed Total Fee	\$540,990.00

Financial

\$4,000,000.00 is budgeted in the 2015/2016 Capital Fund Account for this project. The Project# is 20160018.

Recommendation

City management recommends awarding a contract to perform the Construction Manager at Risk Services for the City of Troy Fire Station #4 to the highest rated proposer, *The Dailey Company of Lake Orion, MI* as a result of a best value evaluation process for a total not to exceed amount of \$540,990.00 at prices contained in the bid tabulation opened February 18, 2016. The award is contingent upon the Firm’s submission of properly executed bid documents including insurance certificates and all specified requirements.



Activity ID	Description	Original Duration	Early Start	Early Finish
1000	Construction Manager Proposals Due	1d	18FEB16	18FEB16
1010	CMI Proposal Reviews & Interviews	30d	19FEB16	31MAR16
1020	Issue Notice to Proceed to Construction Manager	0	04APR16	
1030	Schematic Design	15d	04MAR16	24MAR16
1040	Prepare Initial Schematic Design Budget	10d	04APR16	15APR16
1050	Design Development Drawings	25d	25MAR16	28APR16
1060	Prepare Design Development Budget & Schedule	10d	29APR16	12MAY16
1070	Civil Construction Documents	30d	29APR16	09JUN16
1080	Arch, Structural & MEP Construction Documents	30d	29APR16	09JUN16
1090	Owner Review of Construction Documents	5d	10JUN16	16JUN16
1100	Prepare Construction Document Budget & Schedule	10d	16JUN16	29JUN16
1105	Incorporate Owner Comments Into CD's	10d	16JUN16	29JUN16
1110	Final Construction Documents	0	30JUN16	
1120	Civil Permitting	30d	10JUN16	21JUL16
1130	Arch, Structural & MEP Permitting	30d	10JUN16	21JUL16
1140	Subcontractor Bidder Pre-Qualification	10d	16JUN16	29JUN16
1150	Construction Manager Bid Pack/Scope Preparation	10d	30JUN16	13JUL16
1160	Civil Trade Bidding & Awards	15d	07JUL16	27JUL16
1170	Structural Trade Bidding & Awards	15d	14JUL16	03AUG16
1175	MEP Trade Bidding & Awards	15d	21JUL16	10AUG16
1180	Architectural Trade Bidding & Awards	20d	21JUL16	17AUG16
1200	Initial Material Approvals & Lead Times	20d	04AUG16	31AUG16
1210	Mobilize & Commence Construction	0	01SEP16	
1220	Initial Civil & Site Work - Phase I	50d	01SEP16	09NOV16
1230	Structure & Enclosure - Phase I	120d	27OCT16	12APR17
1240	MEP & Interior Work - Phase I	130d	02MAR17	30AUG17
1250	Substantial Completion - Phase I	0	01SEP17	
1260	Move-In	22d	01SEP17	02OCT17
1270	Demo Existing Fire Station - Phase 2	20d	03OCT17	30OCT17
1280	Remaining Civil, Site & Paving Work - Phase 2	20d	31OCT17	27NOV17
1290	Project Final Completion	0	30NOV17	

Troy - Fire Station #4
The Dailey Company

Start date	18FEB16
Finish date	29NOV17
Data date	18FEB16
Run date	17FEB16

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Early bar
 Critical bar
 Start milestone point