

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 2806

Authorizing the preparation and issuance of a Request for Proposals for construction manager/contractor services for the Allied Redevelopment Project.

Presented May 29, 2008
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____

PREAMBLE

The Community Development Authority of the City of Madison (CDA) is undertaking the construction of the Allied Redevelopment Project, which will include the construction of 49 units (48 affordable) of rental housing, underground parking, and miscellaneous site improvements on Allied Drive. There remains a need for a general contractor to provide construction manager/contractor services to manage the development project and be a part of the development team. The selected contractor will be allowed to bid on and perform portions of the work for which they are the successful lowest qualified bidder. This resolution will authorize the preparation and issuance of a Request for Proposals soliciting qualification statements and fee proposals to provide construction manager/contractor services for the Allied Redevelopment Project.

NOW THEREFORE BE IT RESOLVED that the CDA authorizes the preparation and issuance of a Request for Proposals for construction manager/contractor services for the Allied Redevelopment Project to perform the professional services as described in the attached Scope of Work.

1.3 Scope of Work

The successful candidate awarded the commission to provide construction management services for the Allied Redevelopment Project will need to:

1. Perform pre-construction consultation, cost estimating, and value engineering services, including new residential construction, site work, landscape, and apartment interiors, across the entire project site.
2. Coordinate and perform all functions of the competitive bidding of subcontractors or prime contractors to be utilized for the project. Provide all customary construction management services throughout the project building period as further defined in standard AIA Construction Management contract documents and establish a guaranteed maximum price with respect to the construction work to be performed.
3. Meet all federal and local funding and reporting requirements including but not limited to the subcontractor or prime contractor competitive bidding process for non-specialized work; adhering to Davis Bacon wage rates; providing 100% performance and payment bonds; meeting all MBE/WBE and also Section 3 reporting requirements.
4. Work with the CDA and SAA/EUA/Dimension Development to ensure all Federal and Low-Income Housing Tax Credit construction obligations are met.
5. Include a preference for local subcontractors or prime contractors, pursuant to WHEDA guidelines.

Preconstruction Services

- Review, scope and prepare Cost Estimate for approval by the Client based on 80% Construction Documents.
- Apply value engineering, as may be needed or directed by the Client.
- Develop contracting plan, including fast tracking where appropriate. Determine number of trade contracts that will be required.
- Develop project schedule, including construction schedule.
- Review and comment on the design for constructability and advise the CDA on any issues. Identify and procure long-lead items.
- Prepare bid packages, including scope of work by trade, for Client review.
- In the absence of Green or Sustainable Guidelines or a consultant to provide the requirement for Sustainable Initiatives for this project the CM will work with the project team to establish Sustainable Guidelines that will become General Conditions of the Trade and Contractor Agreements.
- Develop the Final Cost Estimate and submit the Cost Estimate as the Approved Project budget.
- Submit proposals to apply CM's own labor force or contracted forces for early removals of debris, miscellaneous materials, excavation, underpinning and other work at the site. Obtain at least three bids for all subcontracts.
- Pre-qualify trade sub contractors who are approved by the City of Madison.
- Prepare and circulate bidders list for each trade for CDA review and approval.
- Develop and executive affirmative action bidding and contracting plan.
- Solicit and receive bids, including unit price bidding.
- Conduct bid analysis and prepare tabulation, distribution to project team; coordinate evaluations; prepare recommendations.
- Evaluate alternative proposals, coordinate with project team; develop recommendations and justifications.
- Negotiate and award contracts, as agents for the CDA, including scope and bid verification.
- Provide documentation of the bidding, negotiation and contracting in accordance with LMDC grant requirements, DDC and CDA requirements.
- Generally advise the CDA on all aspects of the bidding and negotiations with subcontractors, including as required, recommendations for alternatives, unit pricing and other cost savings measures to keep the project on budget.

Construction Services

Construction Manager is to provide services as Agent of Owner under an AIA Contract and General Conditions. Specific contract form of agreement to be mutually agreed between the CDA and CM. Services to include (but are not limited to) the solicitation, assistance in contracting, and ongoing coordination of contractors to provide services not limited to, the following areas:

- Demolition, excavation and underpinning
- Masonry and concrete
- Thermal and moisture protection
- Structural steel and architectural metals
- Rough and finish carpentry
- Mechanical items (HVAC, electrical, plumbing, fire safety systems)
- Doors and windows
- Specialties
- Finishes (sheetrock, sprung vinyl flooring, stone and tile, painting) and millwork
- Theatrical lighting, sound and video equipment and infrastructure as indicated
- Temporary utilities, site logistics, sidewalk sheds, all permits
- Secure all permits not limited to ACP5, Alt 1, Fire Department Approval, TCO, CO and Permit of Assembly. Insure that Trade Contractors and Mechanical Disciplines file for all post approval amendments and technical filings to insure timely review and approval by the building department.
- Surveying as required for construction.
- Coordinate and provide assistance in the installation of all CDA supplied and installed fixtures, furnishings and equipment.
- Design, provide oversight and coordination for Green or Sustainable Initiatives required by CDA or other recommended programs.