

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 2884

Authorizing the preparation and issuance of a Request for Proposals for Construction Manager/Contractor Services for the Truax Park Redevelopment Phase 1 Project.

Presented October 8, 2009
Referred _____
Reported Back _____
Adopted October 8, 2009
Placed on File _____
Moved By Kelly Thompson-Frater
Seconded By Alice Fike
Yeas 7 Nays 0 Absent 0
Rules Suspended _____

PREAMBLE

The Community Development Authority of the City of Madison (CDA) is undertaking the construction of the Truax Park Redevelopment Phase 1 Project, which will include the rehabilitation of 71 affordable units of rental housing, parking, and miscellaneous site improvements at the Truax Park Apartments. 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 firm may 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 Phase One of the Truax Park Redevelopment Phase 1 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 Truax Park Redevelopment Phase 1 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 Truax Park Redevelopment Phase 1 Project will need to:

1. Perform pre-construction consultation, cost estimating, and value engineering services, including new site work, landscape, any new structures constructed, and apartment interiors, across the entire project site. Green initiatives should be complied with to the extent possible, including the addition of interior demolition and construction plans to reduce amount of project going to landfills. The candidate will be responsible for managing any contracts related to recycling and minimizing construction debris.
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; and any federal regulations pertaining to potential federal sources of funding (e.g., ARRA “Buy American” requirements).

4. Work with the CDA and Dimension IV and 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.
6. Work with CDA and WHEDA to identify, quantify and provide employment and training opportunities for area residents during construction, including outreach efforts to provide for “meet and greets” and “job fair.”

Preconstruction Services

- Review project scope and prepare Guaranteed Maximum Price for approval by the CDA based on 80% Construction Documents.
- Apply value engineering, as may be needed or directed by the CDA.
- 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 CDA 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, if applicable. 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 execute 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 all applicable tax credit grants, HUD, 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.
- Hire and manage, with CDA approval, a contractor to manage demolition, recycling and construction waste management and documentation.
- Work with CDA on hiring of workers, particularly those from CDA housing sites or surrounding neighborhoods, in order to meet employment opportunity goals for the project.

Construction Services

Construction Manager is to provide services as Agent of Owner under an AIA Contract¹ 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:

- 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.
- Interior demolition, excavation and underpinning, if needed.

¹ **[A133™2009 (formerly A121™CMc-2003), Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.** AIA Document A133-2009 is intended for use on projects where a construction manager, in addition to serving as adviser to the owner, assumes financial responsibility for construction of the project. The construction manager provides the owner with a guaranteed maximum price proposal, which the owner may accept, reject, or negotiate. Upon the owner's acceptance of the proposal by execution of an amendment, the construction manager becomes contractually bound to provide labor and materials for the project and to complete construction at or below the guaranteed maximum price. The document divides the construction manager's services into two phases: the preconstruction phase and the construction phase, portions of which may proceed concurrently in order to fast track the process.