



# Albemarle County

## Legislation Text

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**File #:** 20-222, **Version:** 1

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**AGENDA DATE:** 3/18/2020

**TITLE:**

Procurement of a Construction Management Contract for Courts Complex Project

**SUBJECT/PROPOSAL/REQUEST:** Approve the Procurement of a Construction Management Contract for the Courts Complex Project

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Henry, Stewart, Abplanalp

**PRESENTER (S):** Abplanalp

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** The Albemarle County's Purchasing Manual, as adopted by the Board of Supervisors, governs and guides local government and school purchases in accordance with the Virginia Public Procurement Act (VPPA). The chapters regarding Design-Build and Construction Management Procedures were added to the Purchasing Manual by the Board on March 4, 2020.

**STRATEGIC PLAN:** To enhance the well-being and quality of life for all citizens through the provision of the highest level of public service consistent with the prudent use of public funds.

**DISCUSSION:** The Courts Complex Project is an approximated \$46M design, construction and renovation project. The selection for the Architect began in October 2019 and construction is expected to be completed in 2025. Staff has concluded that it is in the best interests of the County to procure this project's construction work utilizing a Construction Management Procedures.

Construction Management (CM) is a competitive procurement and delivery process for construction, useful in the completion of projects of various size, values, and complexity when the Purchasing Agent has determined that the County's usual design-bid-build process is not practicable or fiscally advantageous. Use of the CM Procedures may result in more cost-efficient decisions on materials, equipment, and methods of performing the work; and fewer costly change orders, and project delays associated with those change orders. A staff memorandum has been included with this Executive Summary to provide the Board with details of the CM procurement process and its benefits (Attachment A). The Purchasing Agent concurs with project staff that sealed bidding is not practicable or fiscally advantageous for this project (Attachment B) and that using CM Procedures would provide the following general benefits:

- Shortened design and construction schedule that would result in overall cost savings; a shorter period of inconvenience for County Courts related staff and community members; and fewer traffic and pedestrian interruptions in the Court Square area;
- Reduction in risk: once the County accepts the guaranteed maximum price from the firm, any additional cost

overruns become the obligation of the Construction Manager;

- Improved quality of end-product due to increased collaboration between the architect, construction manager and Owner;
- Potential reduction of costly, time-consuming change orders; and
- Optimal planning and coordination with project team members.

Staff anticipates that the design and construction schedule could be reduced by as much as twelve months (52 weeks) utilizing the CM Procedures.

**BUDGET IMPACT:** Funds for the Court Complex have already been appropriated. Staff does not anticipate any additional budgetary impact.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached Resolution (Attachment C).

**ATTACHMENTS:**

Attachment A - Memorandum in Support of Resolution, dated 02.26.20

Attachment B - Determination from Purchasing Agent, dated 02.26.20

Attachment C - Resolution