



Request for City Council Committee Action from the Convention Center

Date: October 7, 2010

To: Honorable Betsy Hodges, Chair Ways & Means Committee

Subject: Construction Management Services, Fireproofing Remediation

Recommendation: That the proper City officials be authorized to negotiate and execute a professional services agreement with Kraus-Anderson Construction Company for Construction Management services and Emergency Netting Installation for a total fee estimated at \$450,000.00

Previous Directives: None

Department Information

Prepared by: Chris Larson, Director of Facility Services, Convention Center Approved by: Jeff Johnson, Executive Director, Convention Center Presenters in Committee: Chris Larson
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Reviews

- Permanent Review Committee (PRC): Approval: July 29, 2010

Convention Center staff appeared before the PRC on July 29, 2010 to request a waiver from the RFP process to proceed with the selection of construction management services on an urgent basis to address the falling fireproofing issue. These services would be required to develop the bids for the full remediation project. In concert with the PRC committee Convention Center project staff developed an abbreviated selection process that could proceed and be completed in time to schedule the project for open time in the Convention Center calendar.

Financial Impact

- Action does not require additional appropriation. This project will use contingency funds within the existing Convention Center expense budget. These funds have previously been identified as projected expense reductions for fiscal year 2010.

Community Impact

- City Goals – indirect community impact through proper maintenance of this public facility. Project will generate approximately \$3.0M in local construction activity

Supporting Information

Working with architectural consultants from Perkins & Will, staff developed a short list of five local firms with the requisite Construction Management experience. These 5 firms were invited to propose. After review and analysis of the project and site, 2 firms dropped out of the process citing the complexity and tight timelines as a poor fit for their firms at this time. The remaining 3 firms were invited to present to a staff committee. Proposals were received and presentations made by Borson Construction, Mortenson Construction and Kraus-Anderson Construction Company.

Selection criteria included: projects of a similar size and scope, experience with municipal CM projects with tight timelines, availability of experienced staff, innovative approach to the project and timelines to succeed in advance of our event schedule and a critical understanding of the disruption avoidance plan to work in and around existing events to protect the public and attendees during all phases of the work. After a full analysis, the team from Kraus-Anderson was selected as the best fit for this project.