TOPIC: Construction Management Services Recommendation

Purpose of the Summary:

☒ Provide the School Board an overview of the selection process and recommendation for Construction Management Services (CMS).

General Overview:

The Board of School Directors and District administration publically discussed the interest of the District to seek the services of a construction management firm. During the discussions it was decided to develop a Request for Proposals (RFP) and to invite well established firms in our region to participate in the proposal process. Six CMS firms were invited, through a RFP, to provide the District with a detailed plan to serve as our CMS for the Hillview Project as established through the Board approved Plancon A submission to PDE. All of the invited companies accepted the invitation to participate and District administration hosted a mandatory pre-proposal meeting on September 16, 2016. During the pre-proposal meeting District administration presented an overview of the project and preceding planning conducted through the Grove City 2040 committee process. Additionally, ECKLES architects presented the details of the PDE accepted Plancon A documents. As a result of the RFP and pre-proposal meeting, all six companies completed written proposals that met the criteria established in the RFP and all proposals were submitted within the allotted time.

Each of the six invited companies are experienced, well-known in the industry, and have strong reputations with extensive references. All six companies provided the District with a written proposal that included pricing and details surrounding the services that they recommend and are able to provide. Upon detailed review of each proposal, the list was reduced to three companies that were invited to participate in an interview on Wednesday, October 5. The criteria used for creating the interview list included, but was not limited to, the following: price, overall detail included in the proposal, scope of services described, quality of the CMS proposed team, experience, and completeness of the proposal. Each of the three CMS firms provided the interview panel with a 25-minute presentation outlining their firm’s experience, services they plan to provide, and then concluded with 35 minutes of a question/answer session. The three firms did an excellent job in the interviews and all brought their own organizational perspective to the presentation and plan for the project.

After discussion and additional review of each finalist’s proposal, it is the recommendation of the administration that Cannon Construction Management Services (Cannon Design) be contracted as the CMS for the Grove City Area School District’s Hillview project based on the following criteria:
• Price – (Cannon Design presented the lowest cost proposal)
• Experience
• Depth of Resources Available Through the Firm
• Established CMS Team for this Project

Cannon Designs pricing includes a lump sum preconstruction services fee, a monthly construction phase fee, and a lump sum close-out fee. Those fees are based on the scope and timeframe detailed in the RFP.

- Preconstruction fee - $64,050
- Construction phase fee - $21,305/month in the construction phase
- Close-out fee - $11,006

The total expected price for preconstruction, construction phase based on a 26-month project, and close-out would be $628,986. The total price may be adjusted by the actual schedule for construction and closeout. However, the contract will secure the monthly cost/rate and ensure a predictable cost impact throughout the project.

Goals:
• Provide information for a recommendation to approve Cannon Design for GCASD’s CMS.
• Upon approval, the District solicitor will review and provide final contract language.
• Begin building a relationship with the Cannon Construction Management team and collaboratively execute our preconstruction plan.

Recommendation:

• Approve a contract for construction management services between the Grove City Area School District and Cannon Design pending the District’s solicitor’s review and approval of the proposed contract.

Submitted by: Mr. Finch and Dr. Weaver                      Date: 10/7/2016