

**FORSYTH COUNTY  
BOARD OF COMMISSIONERS**

**BRIEFING  
DRAFT**

MEETING DATE: FEBRUARY 1, 2018

AGENDA ITEM NUMBER: 4

**SUBJECT: RESOLUTION SELECTING A CONSTRUCTION MANAGER AT RISK TO PROVIDE SERVICES THROUGHOUT THE PRECONSTRUCTION PHASE OF THE KALEIDEUM CHILDREN'S MUSEUM CONSTRUCTION PROJECT (GENERAL SERVICES DEPARTMENT)**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:**

**SUMMARY OF INFORMATION:**

Forsyth County advertised a Request for Qualifications (RFQ) for the services of a qualified construction manager at risk firm to perform preconstruction phase services for the construction of the Kaleideum Children's Museum project. The County received responses to the RFQ from the following six firms:

Edifice General Contractors  
Frank L. Blum Construction Company  
I. L. Long Construction Company  
Landmark Builders  
Shelco  
The Whiting-Turner Contracting Company

The Construction Manager at Risk Selection Committee, made up of Kaleideum representatives, County Staff, and the architect's representative, reviewed and scored the submittals and identified three firms for final consideration. Each of the three firms were interviewed and required to give a presentation to convey its qualifications and abilities to deliver construction manager at risk services resulting in an innovative facility reflective of the Kaleideum organization. The Selection Committee ultimately identified Frank L. Blum Construction Company as the best qualified firm to provide construction manager at risk preconstruction services for the Kaleideum project.

The services to be provided by the construction manager at risk during the preconstruction phase of the project will include but is not necessarily limited to: existing building and site investigations, constructability reviews, design reviews, attendance of design meetings, cost estimating, value engineering, budgeting, life cycle cost analysis, and phasing analysis. Forsyth County staff negotiated a proposed fee of \$31,060 for these services. Upon completion of the preconstruction phase, Blum Construction will seek preliminary bids and submit a Guaranteed Maximum Price proposal for consideration by the County. If the Guaranteed Maximum Price including the Construction Manager's fee is acceptable, the County will amend the current agreement to complete construction of the Kaleideum project. As the project design is underway, construction manager at risk services will commence immediately upon contract execution.

ATTACHMENTS:  YES  NO

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNTY MANAGER

**RESOLUTION SELECTING A CONSTRUCTION MANAGER AT RISK TO  
PROVIDE SERVICES THROUGHOUT THE PRECONSTRUCTION PHASE OF  
THE KALEIDEUM CHILDREN'S MUSEUM CONSTRUCTION PROJECT  
(GENERAL SERVICES DEPARTMENT)**

**WHEREAS**, Forsyth County staff has participated in a Request for Qualifications (RFQ) process to identify a construction manager at risk in accordance with Article 3D of Chapter 143 of the North Carolina General Statutes; and

**WHEREAS**, during the RFQ process, the Forsyth County staff announced all requirements for construction management at risk services and made good -faith efforts to notify minority firms of the opportunity to submit qualifications for consideration in compliance with N.C.G.S. 143- 128.2 and N.C. G.S. 143- 128.4, and to recruit and select small business entities in order to identify firms qualified to provide the required services on the basis of demonstrated competence and qualifications without regard to fee, and thereafter will negotiate a contract for those services at a fair and reasonable fee; and

**WHEREAS**, as a result of the RFQ process, Forsyth County staff recommends the selection of Frank L. Blum Construction Company as the best qualified firm to perform construction management at risk services during the preconstruction phase of the Kaleideum Children's Museum construction project and has negotiated a lump sum fee of \$31,060 for the preconstruction phase; and

**WHEREAS**, upon completion of the preconstruction phase, Blum Construction will seek preliminary bids and submit a Guaranteed Maximum Price proposal for consideration by the County. If the Guaranteed Maximum Price including the Construction Manager's fee is acceptable, the County will amend the current agreement to complete construction of the Kaleideum project; and

**WHEREAS**, the services to be provided by the construction manager at risk during the preconstruction phase of the project will include but is not necessarily limited to: existing building and site investigations, constructability reviews, design reviews, attendance of design meetings, cost estimating, value engineering, budgeting, life cycle cost analysis, and phasing analysis;

**NOW, THEREFORE, BE IT RESOLVED** by the Forsyth County Board of Commissioners that Frank L. Blum Construction Company is hereby selected to perform construction management at risk services as outlined herein during the preconstruction phase of the Kaleideum Children's Museum construction project for a lump sum fee of \$31,060.

**BE IT FURTHER RESOLVED** that the Chairman or County Manager and Clerk to the Board are hereby authorized to execute, on behalf of Forsyth County, a contract with Frank L. Blum Construction Company to provide construction manager at risk services during the preconstruction phase of the Kaleideum Children's Museum construction project as outlined herein, subject to a pre-audit certificate thereon by the County Chief Financial Officer, where appropriate, and approval as to form and legality by the County Attorney.

Adopted this 1<sup>st</sup> day of February 2018.