



## Legislation Details (With Text)

<b>File #:</b>	R2019-13	<b>Version:</b>	1
<b>Type:</b>	Resolution	<b>Status:</b>	Passed
<b>File created:</b>	1/10/2019	<b>In control:</b>	City Council
<b>On agenda:</b>	2/19/2019	<b>Final action:</b>	2/19/2019
<b>Title:</b>	Consider approving Resolution No. 2019-13 authorizing the City Manager to negotiate and enter into an agreement with Gallagher Construction, in an amount not to exceed \$480,000 to serve as Construction Manager for the construction of phase one of the Service Center Project and take appropriate action		
<b>Sponsors:</b>	Kevin Muenchow		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 20190110-FB Res Approving Construction Mgmt Agreement (Service Center Ph 1)-105352.pdf, 2. FB Keenan Bridge C132-signed.pdf, 3. FB Keenan Bridge A232-Signed.pdf, 4. Form 1295 Certificate 100455613-2.pdf, 5. Information Memo to Council - Gallagher.pdf, 6. Architectural Drawings.pdf		

Date	Ver.	Action By	Action	Result
2/19/2019	1	City Council		

**Consider approving Resolution No. 2019-13 authorizing the City Manager to negotiate and enter into an agreement with Gallagher Construction, in an amount not to exceed \$480,000 to serve as Construction Manager for the construction of phase one of the Service Center Project and take appropriate action**

### **BACKGROUND:**

The contract with the selected architect to design phase one of the Service Center Project includes the City utilizing a Construction Manager to help guide the City through the construction process. City Administration has selected Gallagher Construction Company to serve as Construction Manager and Advisor for phase one of the Service Center Project.

The City has contracted with Gallagher Construction Company for major building construction projects since the construction of the Branch Connection in 1998. Gallagher has performed all projects with great success in bringing project to completion on-time and under budget. The other building projects include:

- Recreation Center
- Justice Center Expansion
- Fire Station 3
- Fire Station 1
- Animal Adoption Center

- Aquatics Center
- Justice Center Security Enhancement Project
- Fire Station 2 - current project

**DISCUSSION:**

Gallagher has already been working with the City during the design phase on a limited scope to provide project cost estimation, as well as advisor for the last six months resulting in extensive knowledge of the Project. City Administration has negotiated with Gallagher Construction Company to provide construction management services for phase one of the Service Center Project for an amount not to exceed \$480,000. Contracted services include bidding out the project and management of the construction to the end of the project, as well as coordinating any warranty claims for 12 months.

The design of the Project will be completed by February 2019 and looking to start construction in spring/summer 2019. Funding for the Project is budgeted in the Non-Bond Utility Fund for \$7 million dollars.

**FISCAL IMPACT:**

Budgeted Financial Impact of \$7,000,000 from Non-Bond CIP Utility Fund

**RECOMMENDATION:**

City Administration recommends approving Resolution 2019-13 authorizing the City Manager to execute a contract with Gallagher Construction Company for construction management services for phase one of the Service Center Project.

**POSSIBLE COUNCIL ACTION:**

1. I move to approve Resolution 2019-13 authorizing the City Manager to execute a contract with Gallagher Construction Company for construction management services for phase one of the Service Center Project.
2. I move to approve Resolution 2019-13 authorizing the City Manager to execute a contract with Gallagher Construction Company for construction management services for phase one of the Service Center Project, with modifications.
3. I move to table the issue for further study or take no action.

**ATTACHMENT(S):**

1. Resolution No. 2019-13
2. Information Memorandum to Council - Gallagher Construction
3. AIA Document C132-2009 Standard Form of Agreement between Owner and Construction Manager as Advisor.
4. AIA Document A232-2009 General Conditions of the Contract for Construction, Construction Manager as Advisor.

5. Contract Certificate 1295

6. Architectural Drawings