



City of Hudson, Ohio

Staff Report With Text

File #: 18-24 **Version:** 1 **Name:**

Type: Resolution **Status:** Withdrawn

File created: 1/30/2018 **In control:** City Council Workshop

On agenda: 2/27/2018 **Final action:** 3/6/2018

Title: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES WITH RFC CONTRACTING, INC. FOR THE SALT STORAGE & BUS MAINTENANCE GARAGE FACILITY PROJECT; AND DECLARING AN EMERGENCY.
Executive Summary: The City short-listed four (4) from ten (10) construction managers (CMs) recommended by the Architect and Engineer. Staff asked the four to submit qualifications, and they were interviewed. The interviews resulted in unanimous agreement that RFC Contracting, Inc. (RFC) scored as the highest and the most qualified construction management consultant for this project.

Sponsors: David A. Basil

Indexes: Engineering

Code sections:

Attachments: 1. Resolution No. 18-24

Date	Ver.	Action By	Action	Result
3/6/2018	1	City Council	withdrawn from further consideration	Pass
2/27/2018	1	City Council Workshop	item forwarded	
2/20/2018	1	City Council	tabled	Pass
2/20/2018	1	City Council	to suspend the rule requiring three readings	Pass
2/20/2018	1	City Council	first reading	

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES WITH RFC CONTRACTING, INC. FOR THE SALT STORAGE & BUS MAINTENANCE GARAGE FACILITY PROJECT; AND DECLARING AN EMERGENCY.

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Legislative History

15-117 - Enter into a Professional Services Agreement with EDG for the Preliminary Design of the School Bus Garage and Salt Storage Project

16-134 - Enter into a Professional Services Agreement with EDG for the Final Design of the School Bus Garage and Salt Storage Project

17-38 - Apply for a Summit County Land Bank Utilization Grant

17-74 - Accept a Matching Grant from Summit County Land Bank

17-135 - Permission to Advertise and Award the Salt Dome and Bus Garage Facility Project

17-182 - Enter into a Mitigation Agreement with Enviroscience

18-004 - Discussion and Review of the School Bus Garage and Salt Storage Project

Purpose & Explanation

Based on the expected workload for the Engineering Department in 2018 and the City's lack of background and experience in vertical construction, a request was sent for construction management qualifications from a short list of 4 firms. Those four firms included, Panzica, RFC (who has partnered with the QCI Group), Ruhlin and Welty. All four firms submitted qualification proposals. After evaluation of the qualifications and interviews with all the consultants, RFC/QCI was selected to submit a fee proposal. This process of quality based selection (QBS), is an approved method of consultant selection by the Ohio Department of Transportation, and the City determined that this was the appropriate process for this critical and complex project. The City still requested fees from the other firms after the interviews for comparison purposes for rates and work effort. The City after some negotiations with RFC/QCI settled on a maximum fee of \$439,920 to be billed on an hourly basis, without contingency.

The estimated construction cost for this project was \$7,300,000. The bids opened February 6, 2018 and Cavanaugh Building Corporation was the low bidder with a bid of \$5,264,000.00.

The following is breakdown of the interview scoring and fees of the consultants:

Consultant	Interview Score
1. RFC/QCI	53
2. Welty	46
3. Panzica	44
4. Ruhlin	42

Consultant	Fee
1. RFC/QCI	\$439,920
2. Welty	\$434,931
3. Panzica	\$304,250
4. Ruhlin	\$280,364

It was clear to the selection committee that the Panzica and Ruhlin were not providing fees to accommodate the scope specified by the City. Based on the long-term relationship the City has with the QCI Group and interview ratings, the consensus was to move forward with the recommendation of RFC/QCI Group as the highest and the most qualified construction management consultant for this project.

As with other construction contracts, we are requesting a 10% contingency to handle any minor changes in the scope of services or additional consultants as needed that may occur during the course of the project construction. For this contract the 10% amount would be \$43,992. For any considerations above this amount,

staff would return to the City Council.

Timing Considerations

The Construction Management agreement would be executed once the firm is approved by City Council. The anticipated schedule for the project's construction is spring 2018.

Fiscal Impact

- ☒ Currently Budgeted
- ☐ Supplemental Appropriation Required
- ☐ Appropriation Not Required.

Suggested Action

Staff recommends that City Council approve the recommended resolution authorizing the City Manager to enter into a contract with RFC Contracting, Inc. for the construction management of the Salt Storage & Bus Maintenance Garage Facility Project. City staff is also requesting that an emergency clause be added to the legislation in order to protect the public welfare and safety.

Submitted by,

Jane Howington, City Manager

Frank Comeriato, Assistant City Manager - Operations

Christopher J. Papp, PE, Assistant City Engineer