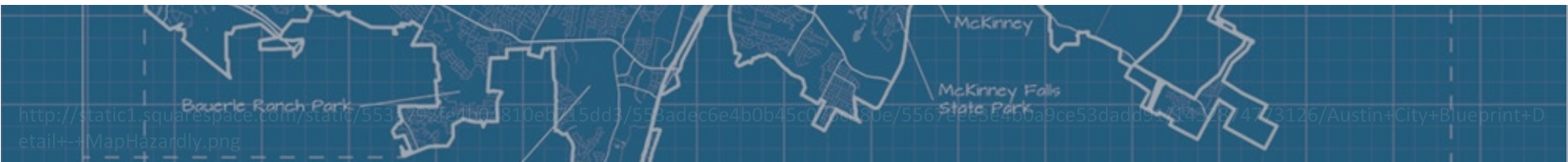




# **Request for Action (RFA) for use of Construction Manager-at-Risk contracting method for the Palm Park Project**

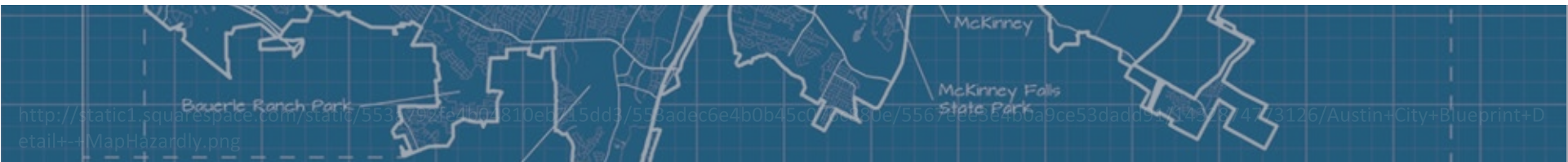
Lana Denkeler, Project Manager – Park and Recreation Department  
Beverly Mendez – Financial Services





## Project Delivery Method Approval

- Joint Development Agreement (JDA) Amendment and Council Resolution 20200827-077 passed in August 2020 stating:
  - Council delegated authority to the LGC to make a determination, by resolution, that the project delivery method provides the best value to the City
- In lieu of request to City Council, Request for Action (RFA) to the Waller Creek LGC is required
- See RFA and Draft Resolution documents





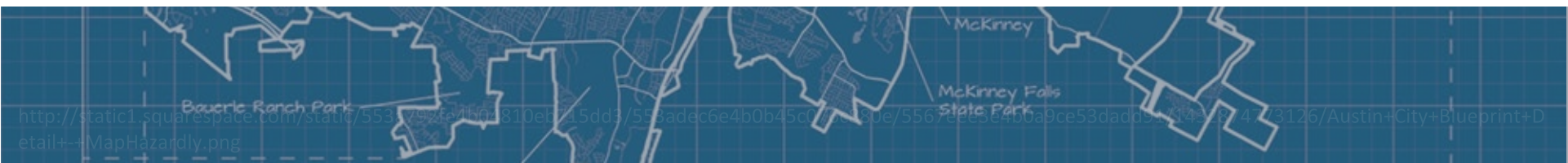
# Construction Manager-at-Risk

## Benefits:

- Preconstruction and phased construction phase services
- Goes beyond performing general contractor services
- Joins the project team early in the design process to inform scope, constructability – optimizes the design and controls costs
- Construction negotiated as guaranteed maximum price proposals

## Considerations:

- Approximately 3 months for the solicitation process
- Preconstruction services add to initial cost however reduces change orders





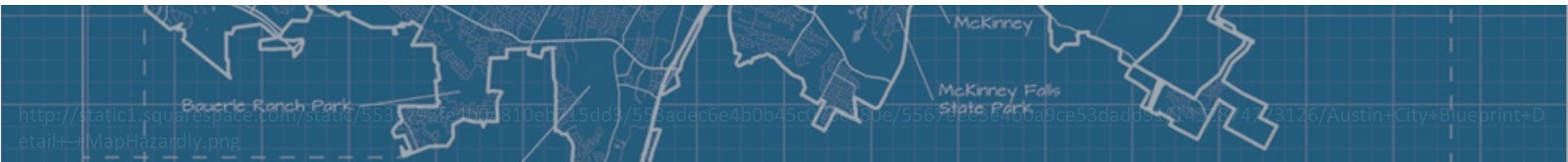
## Benefits to the Palm Park Project

Contractor will be evaluated and selected based on experience with complex and specialized work:

- Custom play features, including a water feature, traditional play and nature play elements
- Landscape design and native plantings, SITES certification
- Historic restoration of park restroom facility

Other evaluation criteria include:

- Quality of Services and Past Performance on similar projects
- Quality of Safety Record
- MBE/WBE Program Participation
- Key Personnel experience
- Technical experience
- Cost Proposal





# Questions?

Lana Denkeler, Project Manager – Park and Recreation Department  
Beverly Mendez – Financial Services

