



# REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:**

September 16, 2020

**DEPARTMENT:**

Finance

**DIVISION:**

Purchasing

- ☒ Motion
- ☐ Resolution
- ☐ Ordinance - Introduction
- ☐ Ordinance - Adoption
- ☐ Public Hearing

**TITLE:**

Contract Award: Hotel Del Sol Multi-Modal Transportation Center

**SUMMARY RECOMMENDATION:**

Authorize the City Administrator to execute a contract for design-build services for the Hotel Del Sol Multi-Modal Transportation Center project in the amount of \$1,015,000 to the selected vendor:

CORE Construction, Inc. Phoenix, Arizona

(RFQ #2020-20000136 Engineering) (Robin Wilson/Jay Simonton)

**REPORT:**

City staff evaluated the various delivery methods available under Arizona Revised Statutes Title 34 for delivery of the Hotel Del Sol Multi-Modal Transportation Center project, and determined that Design-Build (DB) was the best delivery method based on the complexity, schedule and funding challenges. Since federal funds are being used for the project, a best value (qualifications and price) procurement process was required.

Staff prepared and issued a Request for Qualifications (RFQ), and received 10 Statements of Qualifications (SOQ) in response to the RFQ from Commercial General Contractors across the state. The selection committee, comprised of representatives from Administration, Engineering, Building Safety, a local citizen, and a senior manager from a national Commercial General Contractor, individually reviewed, scored and ranked all 10 SOQs, and recommended interviews with the top five scoring DB teams. The five DB teams were invited to interviews where they were given the opportunity to present their capabilities and understanding of the project, and respond to questions from staff. A total of four DB teams advanced to the RFP state of selection.

Upon receipt of the technical and price proposals, a selection committee comprised of staff from Engineering, Building Safety, Yuma County Engineering Department, a local citizen, and a senior manager from a national Commercial General Contractor, individually reviewed, scored and ranked the technical proposals. Purchasing Division staff reviewed and scored the price proposals in accordance with the RFP, and as required by Arizona Revised Statutes Title 34, did not reveal the price proposal scores until after all technical proposal scoring was complete.

As a result of the technical and price proposal rankings, the selection panel recommended to award the DB contract to the team of CORE Construction, Inc. and SPS+ Architects, with CORE Construction Inc. (CORE) as the design-build lead entity for the project.

Subsequently staff entered into contract negotiations with CORE for the preconstruction services phase scope of work and fee in an effort to clarify and refine the RFP scope of work and CORE's price proposal. (CORE's construction phase overhead, profit and contract markup multipliers are already locked in as part of their price proposal.) The work to be included in the preconstruction phase includes environmental, structural and architectural studies as well as architectural and engineering design.

This proposed design-build services contract is funded through a Federal Transit Authority (FTA) grant in which Yuma County Transit Authority (YCIPTA) is the recipient of the grant and the City of Yuma is the sub-recipient. Of the \$1,015,000 amount, the City will provide a 20% local match (\$203,000) and the FTA grant will reimburse the City for \$812,000 through YCIPTA.

With Council's approval, the City will award a design-build services contract to CORE in the amount of \$1,015,000 for the preconstruction services phase of the project. When the project receives all required environmental clearances, and the design advances to a suitable point for a Guaranteed Maximum Price (GMP) for construction to be established, staff may negotiate a construction phase GMP with CORE. If construction phase funding is secured through a grant or through private financing, staff will then present the construction GMP to Council for approval as a change order to this original contract. The construction GMP will not be advanced without grant or private financing secured.

FISCAL REQUIREMENTS	CITY FUNDS:	\$203,000.00	BUDGETED:	\$2,290,288.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$812,000.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP: FTA Funds: 198-97-77-8110 Road Tax Acct: 102-97-77-8110	
		\$0.00		
		\$0.00		
TOTAL:	\$1,015,000.00			
FISCAL IMPACT STATEMENT: The preconstruction phase is funded through a Federal Transit Authority grant that requires a 20% local match.				
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK: 1. 2. 3. 4. 5.			
	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?  <input checked="" type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Philip A. Rodriguez		9/9/2020	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		9/9/2020	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
	Lisa Marlin		8/31/2020	
	WRITTEN/SUBMITTED BY:		DATE:	
	Robin R. Wilson		8/31/2020	