

**FORSYTH COUNTY  
BOARD OF COMMISSIONERS**

BRIEFING  
DRAFT

MEETING DATE: SEPTEMBER 6, 2018

AGENDA ITEM NUMBER: 9

**SUBJECT: RESOLUTION SELECTING A CONSTRUCTION MANAGER AT RISK FOR THE FORSYTH COUNTY COURTHOUSE PROJECT AND AUTHORIZING EXECUTION OF A CONTRACT TO PROVIDE PRECONSTRUCTION PHASE SERVICES (GENERAL SERVICES DEPARTMENT)**

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

**SUMMARY OF INFORMATION:**

ATTACHMENTS:  YES  NO

SIGNATURE: \_\_\_\_\_

COUNTY MANAGER

DATE: \_\_\_\_\_

**RESOLUTION SELECTING A CONSTRUCTION MANAGER AT RISK FOR THE  
FORSYTH COUNTY COURTHOUSE PROJECT AND AUTHORIZING EXECUTION  
OF A CONTRACT TO PROVIDE PRECONSTRUCTION PHASE SERVICES  
(GENERAL SERVICES DEPARTMENT)**

**WHEREAS**, Forsyth County 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, Forsyth County 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**, the County received Responses to the RFQ from three teams, led by Frank L. Blum Construction Company, Samet Corporation, and The Whiting-Turner Contracting Company (collectively, the Responders); and

**WHEREAS**, the County formed a Committee consisting of representatives of the judiciary, district attorney, clerk of court, local bar association, Sheriff, project architect, and County staff to consider the Responses and to interview the Responders; and

**WHEREAS**, as a result of the RFQ process, the Committee recommends the selection of The Whiting-Turner Contracting Company as the best qualified firm to perform construction management at risk services during the preconstruction and construction phases of the Forsyth County Courthouse project; and

**WHEREAS**, the Board of Commissioners has reviewed the Responses to the RFQ and has attended presentations of each of the Responders; 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 at design meetings, cost estimating, value engineering, budgeting, life cycle cost analysis, and phasing analysis; and

**WHEREAS**, at the completion of the preconstruction phase, the construction manager at risk will prepare a Guaranteed Maximum Price proposal to construct the project for consideration by the County; and

**WHEREAS**, if the Guaranteed Maximum Price construction cost including the Construction Manager's fee is acceptable, staff will propose that the Board of Commissioners consider amending the initial contract to include the cost for construction phase services;

**NOW, THEREFORE, BE IT RESOLVED** by the Forsyth County Board of

Commissioners that The Whiting-Turner Contracting Company is hereby selected to provide construction management at risk services for the Forsyth County Courthouse project.

**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 The Whiting-Turner Contracting Company to provide construction manager at risk services during the preconstruction phase of the project for a lump sum fee of \$457,612 and at the completion of the preconstruction phase, The Whiting-Turner Contracting Company will prepare a Guaranteed Maximum Price proposal to construct the project for consideration by the County.

Adopted this 6<sup>th</sup> day of September 2018.