

Project title: Request for Proposal (RFP)/ Request for Final Proposal (RFFP) for General Contractor/Construction Management (GC/CM) for the Everett Municipal Building-Public Works Tenant Improvements Project

Council Bill #

Agenda dates requested:

Briefing
Proposed action
Proposed action
Consent 8/03/2022
Action
Ordinance
Public hearing
Yes X No

Budget amendment:
Yes X No

PowerPoint presentation:
Yes X No

Attachments:
None

Department(s) involved:
Parks & Facilities
Public Works
Administration
Procurement

Contact person:
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Initialed by:
RML

Department head

Administration

Council President

Project: Everett Municipal Building – Public Works Tenant Improvements Project

Partner/Supplier: None

Location: 2930 Wetmore Avenue

Preceding action: Amended Funding Ordinance 3/9/2022

Fiscal summary statement: Fund: Water & Sewer Utility Fund 401 & CIP-1

The total budget for this project will be developed in concert with the General Contractor/Construction Management (GC/CM) procurement delivery method design firm selected during the RFP/RFFP process. Source of funds for the Everett Municipal Building-Public Works Tenant Improvements is Water/Sewer Utilities–Fund 401 and CIP1.

Parks & Facilities and Public Works staff will return to amend the existing ordinance to fund construction design once the GC/CM selection phase has been accomplished.

Project summary statement:

The Everett Municipal Building – Public Works Tenant Improvement Project will relocate Public Works administrative and office staff from the Service Center located on Cedar Street. The project represents several opportunities logistically and financially such as, relocating staff to the more structurally sound Everett Municipal Building, remodeling an existing City-owned building rather than constructing a new building, and compiling more City services in one location. Once the US Forest Service has moved out, the building will become 40% unoccupied, which becomes the ideal time to reallocate office space, and address aging building systems and deferred maintenance issues with as little impact to City operations as possible.

State law allows for the City to use the GC/CM procurement delivery method approach when the project involves complex scheduling, phasing, or coordination, the project involves construction at an occupied facility which must continue to operate during construction, and/or the involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project. The City uses similar Design-Build processes for projects like this in order to expedite design and construction and mitigate outside factors that can delay or cause considerable price increases during the project. The City will be requesting proposals from highly qualified, prospective firms for preconstruction and construction of the Everett Municipal Building -Public Works Tenant Improvements Project.

Recommendation (exact action requested of Council):

Authorize the Request for Proposal (RFP)/Request for Final Proposal (RFFP) for General Contractor/Construction Management (GC/CM) for the Everett Municipal Building-Public Works Tenant Improvements Project.