

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: SEPTEMBER 14, 2015 AGENDA ITEM NUMBER: 8

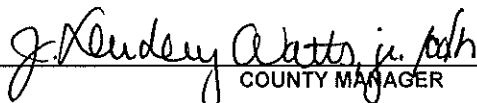
**SUBJECT: RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN FORSYTH COUNTY AND FRANK L. BLUM CONSTRUCTION COMPANY AS CONSTRUCTION MANAGER AT RISK FOR THE CENTRAL LIBRARY RECONSTRUCTION PROJECT (GENERAL SERVICES DEPARTMENT)**

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

### SUMMARY OF INFORMATION:

See attached

ATTACHMENTS:  YES  NO

SIGNATURE:  COUNTY MANAGER DATE: September 10, 2015

**RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN  
FORSYTH COUNTY AND FRANK L. BLUM CONSTRUCTION COMPANY AS  
CONSTRUCTION MANAGER AT RISK FOR THE  
CENTRAL LIBRARY RECONSTRUCTION PROJECT  
(GENERAL SERVICES DEPARTMENT)**

**WHEREAS**, on August 11, 2014, the Forsyth County Board of Commissioners adopted a Resolution which selected Frank L. Blum Construction Company to perform construction manager at risk services during the preconstruction phase of the Central Library construction project; and

**WHEREAS**, the Forsyth County Board of Commissioners also authorized County staff to negotiate a contract between Forsyth County and Frank L. Blum Construction Company for construction manager at risk services during the construction phase of the Central Library project at a fair and reasonable fee; and

**WHEREAS**, County staff has negotiated a guaranteed maximum price of \$21,679,082 for the Central Library reconstruction project, which price includes a Construction Management Fee of 3%, which represents a total fee of \$650,241; and

**WHEREAS**, the County Manager and General Services Director have determined the guaranteed maximum price for the Central Library reconstruction project to be a fair and reasonable price and recommend that Forsyth County enter into a contract with Frank L. Blum Construction Company, as Construction Manager at Risk for the Central Library reconstruction project; and

**WHEREAS**, the Chief Financial Officer has determined that sufficient funds are available to fund the said project;

**NOW, THEREFORE, BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby authorizes the Chairman or County Manager and the Clerk to the Board to execute, on behalf of Forsyth County, a contract with Frank L. Blum Construction Company for the Central Library reconstruction project at a guaranteed maximum price of \$21,679,082.

Adopted this 14<sup>th</sup> day of September 2015.

**Central Guaranteed Maximum Price Parts 2A & 2B**

	GMP (A)	GMP (B)	Total GMP
Cost of Construction	\$734,929	\$18,652,470	\$19,387,399
Contingency	\$9,140	\$207,607	\$216,747
General Conditions	\$138,880	\$1,089,120	\$1,228,000
Permits/Bonds	\$13,544	\$183,151	\$196,695
CM Fee 3%	\$26,621	\$623,620	\$650,241
Total	\$923,114	\$20,755,968	\$21,679,082

## General Conditions

What specifically are general conditions? They fall roughly into three categories: site management, material handling and project management.

### 1. Site Management

Site management includes all of the tasks that have to do with property protection and utilities. If temporary utilities are required — a temporary power pole or a temporary water source — expect that to be included here. A portable toilet for worker use is usually in this category as well. There may also be temporary storage or an office, depending on how much room there is to stage materials, and if there is dry space to work in so that plans can be consulted in a place out of the weather.

Site management may also include items like erosion control measures and permits required by a local jurisdiction if roads need to be temporarily blocked by vehicles and equipment, like concrete pumps and trucks. The costs may be a combination of labor costs and permit fees, depending on what is required. Flagging for traffic could also be included.

There's also daily and final cleanup. On a large jobsite, it may take one to two hours or even more daily to make sure the jobsite is tidy and safe inside and out. It's almost always more efficient to install materials and drop the scraps and packaging than picking them up as you go, so this means daily cleanup is a must. Contractors also usually count on final cleanup costs: A professional cleaning crew dusts everything, cleans out newly installed cabinets and ductwork, and cleans the windows.

If a temporary heating source, scaffolding or other specialty rental equipment is required, you might see those costs covered in general conditions as well.

Finally, general property protection falls into this category. If the construction site needs to be isolated from nearby sidewalks or rights of way, temporary fencing may be needed. Nailing up plywood on open doorways to prevent entry may be necessary too.

Once the finish materials — flooring, tile, cabinets and doors — are installed, they are usually covered with materials like Ram Board, rosin paper and other protective coverings to prevent damage. Site protection can also include covering materials between the time they are delivered and the time they are installed.

## **2. Material Handling**

Material handling is the labor required to deliver and move materials around the jobsite. Often materials are delivered with a flat fee from a supplier, but when the truck arrives with the materials, the driver does not unload, or unloads in a location far away from where the materials need to be staged. That means staff onsite must spend time moving those materials where they need to go. This can include framing materials, millwork, cabinetry and windows. There are also one-off material needs that require a trip to a supplier, or can be met less expensively than paying the supplier's delivery fee.

## **3. Project Management**

The third piece of general conditions costs is project management. Depending on the size of a project, management can happen in a few hours each week or require more than 40 hours a week. Some companies include just direct onsite management in this category, while others include in-office work done supervising the project.

Project management can include preconstruction pricing; establishing scopes of work and meeting with subcontractors; creating mock-ups or ordering materials to show options; holding onsite meetings with the owners, the architect and other designers; and meeting inspectors to have work signed off on. It also usually involves creating material take-offs, ordering and scheduling delivery of materials, scheduling and assigning tasks to staff, helping troubleshoot subcontractors' work and overseeing jobsite safety. Project managers also keep track of change orders, write agendas for meetings and communicate with clients and architects.