



Agenda Statement

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Title: Procurement Report: Cornerstone General Contractors for Construction Manager/General Contractor Services for Providence Valdez Medical Center Projects in the Amount of \$50,000.00

Sponsors:

Indexes:

Code sections:

Attachments: 1. Executed Construction Manager General Contractor Services contract no. 1406

Date	Ver.	Action By	Action	Result
11/7/2018	1	City Council	received and filed	Pass

ITEM TITLE:

Procurement Report: Cornerstone General Contractors for Construction Manager/General Contractor Services for Providence Valdez Medical Center Projects in the Amount of \$50,000.00

SUBMITTED BY: Codi Allen, Capital Facilities Project Manager

FISCAL NOTES:

Expenditure Required: \$50,000.00

Unencumbered Balance: \$1,139,577.25

Funding Source: 315-0310-58000.9197 - Hospital Copper Pipe Replacement

RECOMMENDATION:

Receive and File.

SUMMARY STATEMENT:

The Capital Facilities Department solicited a request for proposals for Construction Manager / General Contractor services for multiple PVMC projects (copper pipe replacement, airborne infection isolation, and firewall upgrades). We had six (6) responsive applicants and after undergoing a thorough review process with committee members from the City of Valdez, Arcadis, and Providence Medical Center, we interviewed the two highest scoring applicants; Dawson Construction and Cornerstone. We ended up choosing Cornerstone General Contractors based on their previous experience in the CMGC style of construction and their experience with working in active medical centers within Alaska, and their value added approach to the project. This PSA is for preconstruction services with Cornerstone to help us achieve 100% design documents for the copper pipe replacement portion of work. We currently have design documents out to 65%, and are going to use Cornerstone to assist the City of Valdez with value engineering alternatives, scheduling, and

estimating for the remainder of the design. The intent is to have the copper pipe and firewall portion of work designed out to 100% while combining them with the airborne infection isolation 100% construction documents to get a guaranteed maximum price for construction services from Cornerstone General Contractors. At the completion of CM services, the Council will have an opportunity to review the package and make a decision on how we should proceed with the project. There is a significant amount of overlap between the separate projects and it was determined to be extremely beneficial to combine them under the same General Contractor. Preliminary estimates solicited with the RFP indicate the project cost will come in well below anticipated preliminary estimates.

Report filed per procurement code 2.80.050