



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2023-590

Agenda Item# I.8.

Agenda Date: 8/15/2023. **Department:** Water Resources

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2023 – 590 Resolution Approving Contract 2020-015A for Construction Phase Services in the Amount of \$44,332,891.29 with Harper Corporation General Contractor, Inc. to Support the Townsend Water Treatment Plant Phase II Electrical Improvements Construction

Council Priority: Place an ‘x’ in the box.

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvement</u> |

Council District: 2

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Michael Borchers, Ext. 2494

Contact 2 and Phone: Virginia Spillman, Ext. 3260

PURPOSE:

Water Resources Department is requesting approval to fund the construction phase services of Contract 2020-015A in support of the Townsend Water Treatment Plant (WTP) Phase II Electrical Improvements Construction Manager at Risk (CMAR) project. City Council approval of a change order with Harper Corporation General Contractor, Inc. for \$44,332,891.29 is requested.

BACKGROUND:

The Townsend WTP Phase II Electrical Improvements project is being constructed through a CMAR alternative delivery method approved by Council on September 21, 2021. The work covered under the original Contract 2020-015A for pre-construction / procurement phase services is now complete. To complete construction phase services, Council approval of a change order is required for the guaranteed maximum price (GMP) established by the Construction Manager, Harper Corporation General Contractor Inc.

Harper Corporation General Contractor, Inc. as required by General Statute is required to prequalify subcontractors for this work. Harper Corporation General Contractor Inc., divided the project into 40 separate bid packages. Prequalification requirements were approved by the City's

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

Prequalification Committee in January 2023. Harper Corporation General Contractor, Inc. solicited subcontractors using the city's prequalification requirements in January 2023. As a part of the solicitation effort, three workshops were held to answer questions and assist contractors with completing the prequalification paperwork. The workshops were held in-person with a virtual attendance option. A second round of prequalification solicitations was held in March 2023 with a fourth workshop held to answer any questions and assist subcontractors in completing the prequalification paperwork. Bids were solicited from the prequalified subcontractors in May 2023. A second advertisement / bid solicitation for the work packages that did not receive any bids or that had an insufficient number of bidders was held in June 2023. After the second bid opening, Harper Corporation General Contractor, Inc. received approval from the City Attorney's Office and the M/WBE Office to self-perform the four work packages that were unsuccessfully bid and establish the GMP for project construction.

The subcontractors that will be used on this project include the following partner/protégés: All Systems Restored (MBE), C2 Contractors (MBE), ASJ Wilson (MBE), and JCG & Associates (MBE). Subcontractors include: A Step Above (MBE), Emageworks (MBE), TNCG Security Services (MBE), Johnson & Johnson Masonry (MBE), CITI (MBE), P&S Grading (WBE) and Cooper Electric (WBE). The total contract MBE participation is 3.35% and the total WBE participation is 22.09%. Additional MBE participation may be realized with the calculation of final partner/protégé fees that takes place over the course of construction.

BUDGET IMPACT:

Funding in the amount of \$44,332,891.29 is budgeted in the Water Resources Bond Fund account.

ACCOUNT NUMBER:

518-70-7099201.6019

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the construction phase funding for contract 2020-015A through a change order with Harper Corporation General Contractor, Inc., in the amount of \$44,332,891.29.