

FARGO BOARD OF EDUCATION MEMO #29 – 2024-25

September 10, 2024

RE: Award of Bid - Construction Management at Risk Services – Multi-Facility Projects

FROM: James Hand, Director of Facilities
Jackie Gapp, Chief Financial Officer
Dr. Rupak Gandhi, Superintendent

BOARD FOCUS: Action Required

Responses to the District’s Request for Qualifications (RFQ) for Construction Management at Risk (CMAR) Services were received on August 8, 2024, for Multi-Facility projects. The scope of work involves providing CMAR services for multi-facility upgrades, including design phase collaboration, budget management, schedule adherence, quality assurance, and minimizing disruption during construction to successfully deliver projects across the District. At its August 27, 2024, meeting, the school board approved the architectural contract for the projects.

Five responses to the Request for Qualifications (RFQ) were received. A selection committee established as required by North Dakota Century Code interviewed the top three firms on Tuesday, August 28, 2024, which were ranked based on the following rubric:

Criteria	Max Score	Construction Engineers	Gehrtz	McGough	Mortenson	Roers
Related Experience on Similar Projects	20	17.75	18	17.5	17.25	13.5
Current/Projected Workload	10	9.25	7.75	8.75	9.5	7.25
Key Personnel	20	16	14	18	17.75	12
Safety	15	14.75	14.25	14.75	14.75	13.5
Familiarity with the Location of the Project	20	19	18.5	19.25	18.75	16.75
Fees and Expense	5	3.75	4	5	4.5	1.75
Compliance with State and Federal Law	10	10	10	10	10	10
Total	100	90.5	86.5	93.25	92.5	74.75

Based on the final rankings, Administration recommends McGough for CMAR Services for the Multi-Facility projects.

The proposed design phase fee from McGough is \$19,000. As projects progress, the CMAR will develop a Guaranteed Maximum Price (GMP) that encompasses the full scope of work beyond the design phase. The GMP will include remaining CMAR costs (between 10-20% of a project's overall budget) and will be presented in the future to the Board for review and approval during bidding, ensuring comprehensive oversight of the total project costs.

RECOMMENDATION: Accept the proposal from McGough for Construction Management at Risk (CMAR) Services on the Multi-Facility projects and issue a contract accordingly.