

**BUNCOMBE COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM**

MEETING DATE: March 2, 2010

Action Requested:

RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AGREEMENT RELATED TO CONSTRUCTION MANAGER AT-RISK SERVICES FOR THE BUNCOMBE COUNTY COURTHOUSE LIFE SAFETY TOWER ADDITION

Background Information:

The Buncombe County Board of Commissioners previously authorized the design and construction of a Life Safety Tower addition to the Buncombe County Courthouse. This project is the initial phase of capital improvements needed to the Courthouse to ensure that the current and long-term space needs of the court system can be met, as well as to protect the safety of court staff and citizens who utilize the Buncombe County Courthouse.

Buncombe County advertised for Statements of Qualifications from parties interested in providing Construction Manager At-Risk (CMAR) Services for the project. Of the 12 proposals received, evaluations resulted in the recommendation that a contract be negotiated between the County and the team of American South General Contractors and Turner Construction Company. American South and Turner Construction will combine the qualifications and experience of their companies in a joint venture agreement and work as an integrated team to provide the services. American South brings the presence of a local construction contractor with extensive experience to the project, and Turner Construction is highly qualified in the management of similar CMAR projects.

CMAR Responsibilities will include managing the construction of the Life Safety Tower both on-site and in local CMAR offices; maintaining compliance with historical and other construction requirements and ensuring subcontractors adherence; prequalifying subcontractors in accordance with criteria; solicit bids from qualified subcontractors and prospective vendors for materials and equipment required for this project; and ensuring the project schedules and costs are within budget. The CMAR will act as a general contractor during the construction phase, thereby ensuring that the construction manager acts in the County's interests while also managing and controlling construction costs and bringing the project to a successful completion.

Funds/Staff Requested:

Not Applicable.

Request Submitted By: Jon Creighton, Assistant County Manager; Michael Frue, County Attorney

Date Submitted: February 25, 2010