

Department of General Services / Architectural / Engineering Services

CMGC HVAC Replacement Construction Manager-at-Risk

City of Charlotte (City) is seeking to acquire the services of a Construction Manager-at-Risk (CMR) for the Charlotte-Mecklenburg Government Center HVAC Replacement Project (Project). The Guaranteed Maximum Price (GMP) estimate for the Project is \$20,400,000 (the Target GMP Range). The City has selected CMTA, Inc. (Mechanical Engineer) to provide mechanical design services for replacement of the HVAC system in the existing 14 story, nominally 440,000 square foot facility located at 600 East 4th Street (parcel number 223-132-08). This facility is known as the Charlotte-Mecklenburg Government Center (CMGC) and houses several City and County Departments. The CMR shall contract directly with the City for all construction; shall publicly advertise as prescribed in NCGS 143-129; and shall prequalify and accept all bids from first-tier subcontractors for all construction work under this section. The CMR shall use the prequalification process determined by the City in accordance with NCGS 143-135.8. Construction will be phased and start in August 2021, and is anticipated to be complete in August 2025. The facility will remain open and in operation during the construction period. This posting is live at - https://charlottenc.gov/DoingBusiness/Pages/SolicitationDetails.aspx?ID=1527

Details

Posting Number 2020-Q4(Oct-Dec)-DGS-2517 Anticipated Posting Date 2020-10-28 Commodity Code(s): 95826

Requirements

Insurance Requirements

The City requires the awarded vendor(s) to obtain and maintain the following insurance coverage types:

Last Updated: 11/18/20

- Automobile-For automobile operations liability
- General Liability-For bodily injury or property damage, arising from products, premises, completed work, personal & advertising injury
- Workers Compensation-For lost wages and medical expenses of injured workers

Bonding Requirements

The City plans to require the following bond(s) for this solicitation:

Bid Bond-City required Bond to ensure that vendors do not retract bids from the time they submit a bit until the contract has been executed.

Viewers Option - A Small Red Eye Icon Bonds will be required for the construction phase

Subcontracting Opportunities

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Subcontracting opportunities will be developed after the CMR is selected.

Estimated Total Value

The total project value is anticipated to be:



\$10,000,000+

Utilization

The City anticipates setting goals for the following types of subcontractor utilization:



SBE-Small Business Enterprise



MBE-Minority Business Enterprise

Viewers Option - A Small Red Eye Icon CBI Participation will be negotiated with the CMR

Contract Term

The term of the project is anticipated to be:



Through Project Completion



Onstruction is expected to start August 2021 and be complete in August 2025.