

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 4<sup>th</sup> 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

Last Updated: 11/18/20

## Insurance Requirements

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

- ☒ 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 bid until the contract has been executed.



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



CBI Participation will be negotiated with the CMR

## Contract Term

The term of the project is anticipated to be:

- ☒ Through Project Completion



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