



**City of Missoula, Montana**  
**Item to be Referred to City Council Committee**

**Committee:** Public Works

**Item:** Construction Management/General Contractor Agreement with Western Interstate Construction for the 1337 W Broadway Remodel Project

**Date:** July 15, 2021

**Sponsor(s):** Ross Mollenhauer

**Prepared by:** Katie Emery

**Ward(s) Affected:**

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input checked="" type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

**Action Required:**  
Approve a Construction Management/General Contractor Agreement with Western Interstate Construction for the 1337 W Broadway Remodel Project.

**Recommended Motion(s):**  
I move the City Council: Approve and authorize the Mayor to sign a Construction Management/General Contractor Agreement with Western Interstate Construction to perform both preconstruction design services and construction management services for the 1337 W Broadway Remodel Project.

**Timeline:**

Referral to committee:	July 19, 2021
Committee discussion:	July 21, 2021
Council action (or sets hearing):	July 26, 2021
Public Hearing:	N/A
Deadline:	July 26, 2021

**Background and Alternatives Explored:**  
The Public Works & Mobility (PWM) Department published the “CM-GC RFQ for the 1337 W Broadway Remodel Project” on the City’s website on April 19, 2021. This remodel is needed to provide temporary office space for City Engineering as well as Utility staff currently working from the Missoula Water building.

The Request for Qualifications (RFQ) closed on April 28, 2021 and team of PWM staff reviewed the submissions. D. Lower Construction, Sirius Construction, and Western Interstate were deemed qualified. Each qualified applicant then submitted a proposal to PWM staff with their preconstruction fee and their construction markup percentage. PWM staff reviewed the submissions and Western Interstate was chosen to perform preconstruction and construction services for the 1337 W Broadway Remodel Project.

Moving forward, Western Interstate and PWM Staff will work together to design and construct the remodel of 1337 W. Broadway, while keeping the project beneath the \$300,000 budget previously

established. Per their proposal, Western Interstate will charge \$1,850 for their preconstruction services and be paid a 10% markup on construction services. During the design stages, City Staff and Western Interstate will work together with the Architect to develop the project scope, schedule and budget. Western Interstate will work with the City provide cost information, value engineering suggestions, sub-contractor quotes, and ultimately produce a Guaranteed Maximum Price. During the construction phase the of the project, Western Interstate will serve as the General Contractor and coordinate sub-contractors, monitor the project, and oversee construction.

**Financial Implications:**

The preconstruction and construction fees will be paid from the Water Enterprise Fund. The General Fund, Wastewater Enterprise Fund, Road District #1 Fund, and Storm Water Enterprise Fund will reimburse the Water Enterprise Fund for its portions of the total cost based on FTE allocation.

**Links to external websites:**

N/A