



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

Committee: Parks and Conservation
Item: Westside Park Phase II Construction Manager at Risk (CMAR) Contract
Date: November 30, 2021
Sponsor(s): Nathan McLeod
Prepared by: Nathan McLeod
Ward(s) Affected:
 Ward 1 Ward 4
 Ward 2 Ward 5
 Ward 3 Ward 6
 All Wards N/A

Action Required:

Award contract with Jackson Contractor Group Inc for Construction Manager at Risk (CMAR) for Implementation of Westside Park Phase II for a preconstruction fee not to exceed \$6,000, and a construction fee of 5.5% on all direct and indirect costs for contracts managed by the CMAR.

Recommended Motion(s):

I move the City Council: Award and authorize the Mayor to sign a contract with Jackson Contractor Group Inc for Construction Manager at Risk (CMAR) for Implementation of Westside Park Phase II for a preconstruction fee not to exceed \$6,000, and a construction fee of 5.5% on all direct and indirect costs for contracts managed by the CMAR.

Timeline:

Referral to committee: December 13, 2021
Committee discussion: December 15, 2021
Council action (or sets hearing): January 3, 2022
Public Hearing (if required): [Click or tap here to enter text.](#)
Deadline: [Click or tap here to enter text.](#)

Background and Alternatives Explored:

The Westside project involves an estimated \$2.3 million for construction of a fully ADA accessible playground, asphalt sport court, turf improvements, automated irrigation systems, walkways, and site repair. The project limits are significantly constrained due to school uses, the developed surrounding neighborhood, traffic, and a very small construction and staging zone which requires greater time for coordination than City project staff will have ability to administer. The project must also be implemented, for a period of time, while the elementary school will be in session, requiring daily attention to scheduling of the work, contractor’s access, materials deliveries, and public safety. In addition, timely opening of the completed facilities for school and public use is dependent on maintaining close adherence to the defined project schedule.

The project’s dollar value, complexity, constrained site conditions, and broad variety of skilled construction services required to complete the project successfully provides sound rationale for use of a CMAR project delivery approach. The CMAR delivery method is the most suitable to help maximize public benefits; minimize time for construction; reduce disruption to the public

school and park facilities and provide appropriate construction planning for a highly constrained project location. (see Attached Memo titled "Westside CMAR compliance with MCA 18_2_502"):

Jackson Contractor Group was selected out of three proposals as the most qualified team, following a public RFQ/RFP process. The attached proposal and scope were subsequently negotiated with the contractor. A Guaranteed Maximum Price for construction will be determined based on bids once the construction documents are completed.

Financial Implications:

Preconstruction fees not to exceed \$6,000, and a construction fee of 5.5% on all direct and indirect costs for contracts managed by the CMAR. This is part of an approved CIP for FY22, funding for the project will be paid for from LWCF Grant funds and private donations.

Links to external websites: