

Recommendation re: Contract with Register Construction & Engineering Inc. to Provide Pre-Construction Services for Improvements to Bay 3, Airside Center at Lakeland Linder International Airport

Lakeland Linder International Airport (LLIA) received approvals from the City Commission on November 16<sup>th</sup> to engage The Lunz Group (Lakeland, FL), who had been identified as the top ranked firm under RFQ 9221, to provide architectural services for one of its tenants seeking to expand their hangar and office space at the Airport.

The Lunz Group is presently preparing the plans and LLIA is ready to proceed with engaging a Construction Manager at Risk (CMAR) to provide the pre-construction services for the project. LLIA advertised for the CMAR Services under RFQ 9305 and received four responses. The Selection Committee met on November 14<sup>th</sup> for interviews and presentations made by the four firms. The Selection Committee provided its final rankings, with Register Construction & Engineering Inc. being ranked as the most qualified for the project. The final rankings of the four firms is listed below.

1. Register Construction & Engineering Inc (Lakeland)
2. Miller Construction Management Inc. (Lakeland)
3. Marcobay Construction (Lakeland)
4. Strickland Construction Inc. (Lakeland)

LLIA has proceeded to negotiate with the top ranked firm, Register Construction & Engineering Inc (Register), and have agreed to enter into a contract to provide the construction services as a CMAR for the project. The construction services to be provided under the contract is comprised of three major components:

1. Pre-Construction Services
2. Construction Services for the Structural and Site Components
3. Construction Services for the Tenant Improvement Components

LLIA is ready to proceed with contracting for the Pre-Construction Services as it is important that the CMAR is engaged early to be able to work with the architectural firm and have input during the design phase. Register will commence working with the Architect upon contract execution, so that plans can be developed and reviewed jointly. This will enable both parties to complete the final Structural and Tenant Improvement designs with a combined effort to value engineer the design and limit design changes and control costs.

Register and LLIA have negotiated a fee of \$51,400 to perform the Pre-Construction Services that includes the following scope of work:

- attending all development meetings
- providing cost analysis on building materials
- identifying potential long lead materials and potential design conflicts
- exploring various efficient and cost-effective construction methods

- pre-qualifying subcontractor bid list
- reviewing all bid proposals with LLIA staff to generate the final GMP

The remaining two components of the contract, Construction Services for both the Structural and Site Components and the Tenant Improvement Components, would be incorporated into a contract in late January after the Guaranteed Maximum Price or GMP has been determined and a formal commitment from the tenant has been received, in the form of a Lease Commitment.

It is recommended that the City Commission authorize the appropriate City officials to enter into the contract with Register Construction & Engineering Inc. to provide Pre-Construction Services in the lump sum amount of \$51,400.

No appropriations are required to support this request.