

**CITY OF HOMER
HOMER, ALASKA**

City Manager/City Hall
Renovation & Expansion
Task Force

RESOLUTION 10-82

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, APPROVING THE USE OF THE GENERAL CONTRACTOR / CONSTRUCTION MANAGER METHOD OF PROJECT DESIGN AND CONSTRUCTION MANAGEMENT FOR DESIGNING AND CONSTRUCTING THE TWO STORY ADDITION AND COMPLETING RENOVATIONS TO THE EXISTING CITY HALL BUILDING AND AUTHORIZING THE CITY MANAGER TO PREPARE AND ISSUE A REQUEST FOR PROPOSALS FOR SERVICES.

WHEREAS, The City Engineer has taken into account the expedited schedule, and other factors specific to this project; and

WHEREAS, The City Engineer recommends that the City employ the General Contractor/ Construction Manager (GC/CM) method of project management because it appears to be well suited to the particular circumstances associated with this project; and

WHEREAS, GC/CM is a refinement of the Design/Build Concept and has become the standard for construction of public buildings where cost and scheduling are significant considerations; and

WHEREAS, The GC/CM method has a number of potential benefits to the City which include a shorter construction schedule, decreased costs and increased efficiencies, better coordination between the architect and the builder, greater City control over the design and construction process, a negotiated "not to exceed" budget, and multiple benchmarks upon which the City can stop the project; and

WHEREAS, Under the GC/CM process, an RFP would be issued for architectural, construction and renovation services, the builder would partner with an architect, and the City would select the best team based upon its qualifications and experience; and

WHEREAS, A "not to exceed" project budget will be established by the Council after the architect/builder team provides preliminary cost estimates; and

WHEREAS, In order for the City to stay on its construction schedule, it is recommended that an RFP must be issued in October 2010; and

WHEREAS, The City Hall Renovation and Expansion Task Force reviewed and discussed the GC/CM method and voted by unanimous consent to recommend to the Council that it be used at its regular meeting on September 20, 2010.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby finds that it is in the best interest of the City to select the General Contractor/Construction Manager method of project management for the City Hall Renovation and Expansion Project, approves its use, and authorizes the City Manager to execute the appropriate documents.

BE IT FURTHER RESOLVED that the Council authorizes the City Manager to prepare and publish a Request for Proposals for Builder and Architectural Services using the GC/CM method.


PASSED AND ADOPTED by the Homer City Council this 11th day of October, 2010.

CITY OF HOMER



MARY E. WYTHE, MAYOR PRO TEMPORE

ATTEST:



JO JOHNSON, CMC, CITY CLERK

Fiscal Note: NA