



Position Paper

File #: 24-020

Agenda Date: 3/19/2024

Agenda Item Request:

Amend the Landry French, Construction Manager contract dated August 14, 2023 for the Jail Medical Expansion.

Background and Purpose of Request:

Requestor: Sandy Warren, Compliance & Audit Manager, Executive Department

In September of 2022, County staff brought forth Landry French, who was the successful bidder of the Jail Medical Expansion to the County Commissioners for approval. Cumberland County and Landry French Construction worked through contract language, ultimately entering into a Construction Management Agreement dated 08/14/2023. At that time the Construction Manager by contract, agreed to prepare a Guaranteed Maximum Price proposal for the Owner's and Architect's review, and the ultimately the Owner's acceptance. The Guaranteed Maximum Price in the proposal is the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's Contingency and the Construction Manager's Fee and Project Allowances.

The GMP Proposal attached herein will recap the status of the project through the end of the GMP Phase and will provide estimate, schedule and other project information to be utilized by the project team as the project moves forward. The GMP Proposal, upon acceptance by Cumberland County Commissioners, is intended to serve as the basis for an Amendment to the CM Contract, adding the construction phase activities to the current contract.

Project Description

The Project consists of roughly 3,880SF addition to the existing County Jail Facility, consisting of negative pressure inmate holding cells, administration space, and medical supply and inmate treatment areas. The project also includes replacement of four existing air-handling units. AHU-K1, AHU-1, AHU-2, AHU-3 at the Jail.

Guaranteed Maximum Price (GMP)

Landry & French Construction is confident that the GMP Proposal included herein is representative of the proposed scope of work depicted in the GMP documents. The work included in the GMP Proposal is based upon the List of Documents included in the RFP for Construction Manager dated 07/25/2022. The Base Bid GMP Proposal for the Cumberland County Jail Medical Expansion totals \$7,681,948.65.

Project Schedule

The project schedule included within this proposal is based on the information represented in the GMP Documents. The project schedule reflects an overall duration of Twelve (12) months for the construction phase of the project, with mobilization projected to begin April 19, 2024.

Presentation: Staff will be available for questions.

Funding Amount and Source: ARPA Funding \$7,681,948.65

The GMP Proposal considers only those items that have been identified as to be provided by the Construction Manager. Costs to be borne by the Owner that are related to construction are understood

to be funded from ARPA and are separate cost, unless specifically included within this Proposal.