



Solicitation Created



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Construction Management and Special Inspections for New Public Safety Station

Project Request

Public Works

All dates & times in Eastern Time

Edit Preview

Information for Internal Use Only

Budget Amount:

\$500,000.00

Budget Description:

Capital

Budget Account ID:

4575070324

1. Introduction +

1.1. Summary

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The City of Pittsburgh, Department of Public Works (DPW), is soliciting services from experienced firms for limited pre-construction and construction services related to the construction of a new Public Safety station. Fire Station 20/Medic 12, shall consist of new Passive House construction of a one-story fire and medic station at 1233 Mifflin Road in Pittsburgh's Lincoln Place neighborhood. The project is planned at approximately 20,000 GSF of building construction, on an undermined site approximating 3 acres.

1.2. Background



DPW hired Ae7 Pittsburgh LLC, in partnership with Manns Woodward Studios, Inc., as the Architect of Record. Fire Station 20/Medic 12 has completed Construction Documents and has been submitted to the Department of Permits, Licenses and Inspections (PLI) as of July 2024. It is the intent of DPW to engage a construction manager to review drawings, offer comments, work with DPW and the City's Office of Management and Budget (OMB) through the bid process, act as the City's representative for construction management and construction inspection, and engage and supervise special inspections through a third party.

The Station is to be Passive House construction to meet Net Zero Ready code as outlined in the Pittsburgh Code of Ordinances 915.08. - Sustainable Development for City-Owned Facilities.

The proposed project is intended to promote and extend the Public Safety Department's capability to provide fire protection and emergency medical services into the foreseeable future. As an essential facility, the station will be constructed according to all applicable building codes and satisfy the numerous health, safety, and wellness standards specific to modernized fire and emergency medical service.

1.3. Contact Information



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Sourcing Specialist

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Department:

Public Works

2. Scope of Work 1

2.1. Confidentiality, NDA Requirements



- Construction or renovation of any Public Safety building is confidential as related to the structure, envelope, and interior layout. Plans are not attached to this bid.
- Interested consultants must first complete the attached Non-Disclosure Agreement (NDA) form and send to joshua.lamonde@pittsburghpa.gov.
- Once signed, a download link will be emailed to that user, and links to any package updates will be emailed as soon as they are loaded to our website

2.2. General Responsibilities



DPW will retain a CM/CI team through close of construction, roughly two to three years. Limited pre-construction services, bidding, construction management, and construction inspection services to include subcontracting third-party inspectors for Special Inspections as indicated in attached Special Inspection report.

At this time, it is anticipated that CM/CI services shall be compensated on an hourly not-to-exceed basis. Submitted proposals should include costs for both CM and CI, itemized by Pre-construction and Construction services.

The Construction Manager shall be responsible for the performance of the services/activities outlined herein with final project scope subject to negotiation and determination by the Architect and DPW.

2.3. Goals and Objectives



DPW has engaged a design team local to the region with significant expertise in designing these specialized facilities. The final project budget shall be established early in the pre-construction period. It shall be influenced by the project approach and the commitment of capital funds. The following are critical objectives for the project:

1. Ensure design and the revisions to the design shall not sacrifice the mission or overall functionality of programmatic areas.
2. Ensure operational capabilities, and minimize response times.
3. Maximize the durability and longevity of the building with an emphasis on life cycle costing. Low maintenance materials preferred.
4. Optimize sustainability and energy performance to meet City Code.
5. Control project costs to ensure best value is obtained while striving to construct stations that actively

engage the community and promote first responder health, safety, and wellness.

6. Establish a quality working relationship with a Construction Manager who will assist DPW and design team to maintain a timely construction schedule, maintain project costs and be fully transparent in the financial management of the project. The Construction Manager shall work to limit or eliminate change orders before the issuance of final bid documents to sub-contractors.

7. Engage with Engineers and Contractors on site undermining, including review of recommendations for saturation grouting or other means to safeguard collapse of both the site and surrounding area.

Consultant shall be responsible for communication with and approval from the EPA for approved means and methods to achieve goals

2.4. Construction Management Scope Details - Pre-construction Tasks and Responsibilities

1) Overview: The Construction Manager shall:

- a) Review the program, drawings, and specifications furnished by the design team and DPW to ascertain the project's requirements and arrive at a mutual understanding of these requirements with DPW.
- b) Meet with DPW and Architect to confirm the prepared program information (preliminary plans and cost estimates) and develop methods of construction execution.
- c) Identify requirements for saturation grouting of undermined site and consult with Engineers to obtain full understanding of remediation methods.
- d) Review and comment on the project schedule prepared by the design team.
- e) Identify qualified contractors experienced in passive house construction.

2) Scheduling: The Construction Manager shall:

- a) Review designs and construction schedules and make notation of deficiencies in plans, tasks, and schedules.
- b) Identify critical milestone dates, selection period for the construction contractor (if applicable) and what decisions need to be made by DPW/Architect for the project to move forward as planned.
- c) Confirm requirements with CITY's Zoning Commission and Permits, Licenses and Inspections, utilities and any other third-party organization.
- d) Determine long lead time items and critical path tasks for completion of the project in the yet to-be-determined/agreed upon time frame.
- e) Evaluate site constraints, regulatory requirements, material and equipment deliveries and workforce availability that may impact construction schedule.

3) Cost Estimation Review: The Construction Manager shall:

- a) Conduct final review of OPC prior to bid to inform City of any budget shortfall.
- b) Advise DPW and Architect if it appears the construction cost may exceed the approved project budget (to be determined) and make recommendations for corrective action.
- c) Review the design and construction documents and consult with DPW and Architect regarding the constructability and, to the best of their ability, the economic influences on materials.
- d) Advise the Architect and DPW of the cost and schedule implications of the design and details.

2.5. Construction Management Scope Details - Bid Review and Bidding

1) Bidding is completed through CITY's Office of Management and Budget and bids are awarded to the lowest responsible bidder. Construction Manager shall:

- a) Review and comment on bid documents for clarity and completeness including the Schedule of Values for each prime used for bid comparison.
- b) Assist in the pre-qualification of any general contractor seeking to participate in bidding on the project through Beacon.
- c) Assist CITY and the Project Team in receiving and evaluating all bids.
 - i) Check references and information provided on A-305 Statement of Contractor Qualifications.
 - ii) Review Schedule of Values and clarify perceived deficiencies.
- d) Participate in post-bid reviews with apparent lowest responsible bidder(s).
- e) Make recommendations to CITY with respect to the award of the contract.
- f) Review contractors' uploaded Schedules of Value to ensure adherence to Technical Specifications and project goals. Report to DPW any modifications, exclusions or conditions that might result in a non-responsive/non-responsible bid.

2.6. Construction Management and Construction Inspection Scope Details - Construction

CMCI SCOPE DETAILS - CONSTRUCTION

- 1. Run all construction progress meetings with CITY and design team.

2. Oversee field inspection activities to monitor compliance with the contract plans and specifications.
3. Record and report all construction activities and maintain reports in a project file.
4. Review, modify, and approve baseline construction schedule and schedule updates.
5. Engage third party for all Special Inspections.
6. Provide scheduling services for all Special Inspections, and coordinate with construction primes, as needed.
7. Confirm material and equipment delivered to the project for compliance and to ensure that materials being delivered are those that were inspected at the source. Track quantities and check accepted quantities against contractor invoices prior to submitting invoices to the CITY.
8. Review field changes, negotiate change orders, and provide recommendations for acceptance to the CITY.
9. Review work progress as compared to the planned schedule and notify contractor of schedule slippage.
10. Negotiate alternate work plans to keep the work on schedule and negotiate time extensions due to change orders and other delays as a last resort.
11. Assist in completion of punch-list, and monitor the Contractor's progress in completing the punch-list items and will ensure satisfactory completion.
12. Negotiate, close out and resolve all remaining issues and potential claims at the project level.
13. Coordinate with contractor, CITY, and other affected parties as necessary to progress project to a successful conclusion.

2.7. Pricing



Pricing to be completed by scope and consultant, per attached cost sheet. Add tabs or pages as necessary.