

**RESOLUTION 23-13**

**A RESOLUTION TO APPROVE THE USE OF A CONSTRUCTION MANAGER AT RISK FOR FIRE STATION 4 CONSTRUCTION**

**WHEREAS**, the City of Spring Hill has committed to build a new Fire Station #4 located at 2932 Duplex Road; and

**WHEREAS**, the construction of this type of building is highly specialized requiring intense managerial oversight from design through project completion; and

**WHEREAS**, the City has the opportunity to advertise for a Construction Manager at Risk to oversee and manage the project through a Request for Qualifications (RFQ) process; and

**WHEREAS**, the goal of the Construction Manager at Risk will be to provide the City with a completed project that is constructed at the highest quality possible and at the target budget; and

**WHEREAS**, the fees for the Construction Manager at Risk will be included in the overall project total cost;

**NOW, THEREFORE BE IT RESOLVED**, the City of Spring Hill Board of Mayor and Aldermen approve for the Spring Hill Fire Department to advertise, collect qualifications, form a panel of stakeholders, interview applicants, select a candidate, and to establish a management contract for Board of Mayor and Alderman approval concerning the Fire Station #4 Project.

**Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 17<sup>th</sup> day of January, 2023.**

  
Jim Hagaman, Mayor

ATTEST:

  
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April Goad, City Recorder

LEGAL FORM APPROVED:

  
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Patrick Carter, City Attorney



**REQUEST:** *Approval of Resolution 23-13*  
**SUBMITTED BY:** Graig Temple, Fire Chief  
**DATE:** January 17, 2023  
**RE:** Permission to advertise, interview and recommend a Construction Manager at Risk (CMAR) for the Fire Station 4 Project

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**PURPOSE:**

The purpose of this resolution is to allow the Fire Department to create a Request for Qualifications (RFQ) to engage in advertising, interviewing, and selecting of a CMAR for the Fire Station 4 Project. The candidate would be presented to BOMA and following approval, would be contracted with for the Fire Station 4 Project.

**BACKGROUND:**

Under a typical CMAR delivery method, a recipient or subrecipient hires a construction firm or construction manager early in the design and planning process to later oversee the project's construction. The construction manager advises the design firm during the project's design and planning phases and often acts as the general contractor during the construction phase to select, schedule, and sequence subcontractors to complete the required construction work.

The method is known as construction manager "at risk" because the recipient or subrecipient and construction manager negotiate a guaranteed maximum price (GMP) during the design phase, the construction manager will be responsible for any costs that exceed that amount. While CMAR can be a complex process and the specifics of the delivery method will vary by jurisdiction, if done properly, it can yield time and cost efficiencies by obtaining construction manager input during the design phase and beginning aspects of a construction project before the full design is complete.

**FINANCIAL IMPACT:**

The funding for the CMAR would be included in the total project scope of the Fire Station 4 Project.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 23-13 to:

To allow the Fire Department to create a Request for Qualifications for a Construction Manager at Risk, engage an internal staff stakeholder group that will interview applicants and recommend to BOMA a suitable candidate as the Construction Manager at Risk the Fire Station 4 Project.