



Economic Development

City of Cambridge

ECONOMIC DEVELOPMENT

1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
TELEPHONE: 410-221-6074
FAX: 410-228-1474

Council Agenda Report

Date: January 20, 2022
Prepared by: Carol Richardson, Director of Economic Development
Subject: Request for Proposal – Construction Manager - Mace’s Lane Community Center – Boys and Girls Club - Phase I

Background

The City, in partnership with the Mace’s Lane Community Center, Inc. (MLCC) is renovating the historic Mace’s Lane School as a local community center which will house a Boys and Girls Club.

Although the design is just underway, the project will involve the demolition of approximately 10,000 square feet of the existing building, and a complete renovation and reconstruction, to include an additional build-out to total approximately 16,700 square feet.

Purpose

The purpose of this request is for City of Cambridge to select a Construction Management (CM) firm to provide professional pre- construction and construction services for the construction of the Mace’s Lane Community Center which will house the Boys and Girls Club, which is a major renovation to the existing historic Mace’s Lane School, associated site improvements and demolition.

Project Description

The project includes associated site work, storm water management, utilities, and other related work. The project will be completed in two phases. All construction activities must be coordinated with the Project Team. The Project Team consists of MLCC, the City, the architect, Marshall Craft Associates, Inc., the Construction Manager (“CM”), and design consultants (if applicable).

It is anticipated that the CM will be the “Construction Manager at Risk” and will provide the City with a GMP (Guaranteed Maximum Price) at the end of the preconstruction phase. In the event the City and CM do not reach an agreement on the GMP, the Owner’s sole obligation shall be the payment of the pre-construction services fees.

It will be the responsibility of the CM to develop and maintain construction schedules, prepare complete construction estimates, analyze alternative phasing of the work, assist with obtaining building permits, advise of material availability and, in any other manner deemed necessary, contribute to the development of the project during the design phase.

Upon selection of a CM, a contract will be executed for pre-construction phase services and construction phase services. The contract will ultimately be amended to incorporate the GMP and the date of substantial completion only upon acceptance by the Owner of the GMP.