

# Memorandum

## Public Works Department



**To:** City Manager  
**Subject:** Police Facility Construction Manager Selection  
**Date:** September 4, 2013  
**Number:** 2013-170

---

The Engineering Division solicited qualifications from construction management firms to provide construction management services for construction of the new Police Station.

The request for proposals invitation was posted on the city website and advertised in the Rock Island Argus on July 16 and 17, 2013. The Engineering Division received submittals from the following consultants:

Gilbane Building/Valley Construction	Russell Construction
Estes Construction	Bush Construction
MTI Construction Services	GCI/Twin Shores
Valley Construction/Prairie Forge	FQC Construction Management

The selection committee consisted of the Public Works Director, Assistant to the City Manager, Police Chief, Deputy Police Chief, Chief Building Official, Project Architect and the City Engineer. The proposals were reviewed and the following firms were interviewed:

Gilbane Building/Valley Construction	MTI Construction Services
Estes Construction	Valley Construction/Prairie Forge

After the interview process the list was pared down to two finalists: Gilbane Building/Valley Construction and Valley Construction/Prairie Forge. Both groups involve a partnership with Valley Construction but each group took a different approach to the partnership. The Gilbane/Valley workload is split 70%/30% with Valley taking more of an advisory role. With Valley/Prairie Forge the workload is split 50%/50% with personnel from each company working together at every level of the organization. This partnership worked well in the past. Valley and Prairie Forge partnered successfully on the Schwiebert Park project.

The selection committee submitted follow-up question to the two finalists, conducted reference checks, and met again to discuss the findings. Based upon review of the qualifications, resources, presentation, references, and interviews, the committee determined that the Gilbane Building/Valley Construction group was the best choice for the City. The Gilbane Building/Valley Construction group stood out for several reasons including:

- Gilbane is a national company and can draw on additional support and an extensive knowledge base. The project will be managed by the regional office providing the personal attention of a smaller firm. Their combination of a local presence backed by a national firm provides the experience to handle any issues that may arise during design and construction.
- Gilbane's regional office has extensive experience with law enforcement facilities. At the national level Gilbane is the #3 Correctional Facilities builder.
- Their references were exemplary. They demonstrated a proven track record of assisting municipalities in the pre-bid phase of the project and in keeping the project on budget and on time.

- The partnership with Valley Construction ensures local participation in the process and draws on Valley's knowledge and experience of successful construction projects in the local area.
- The committee was particularly impressed with the quality of their presentation, the professionalism and knowledge of their personnel, and their approach to managing projects from the pre-construction phase through project completion.

### **Recommendation**

The Public Works Department recommends that the City Council approve the choice of Gilbane Building/Valley Construction and authorize the Public Works Department to enter into negotiations for a professional service agreement.

After negotiations are completed with of Gilbane Building/Valley Construction, the service agreement will be submitted to City Council for final approval.

**Submitted by:** Randall D. Tweet, Public Works Director  
Michael J. Kane, P.E., City Engineer  
Jeff VenHuizen, Police Chief  
Jason Foy, Deputy Police Chief  
Thomas G. Ayers, M.S., C.B.O., Chief Building Official  
Benjamin McCready, Assistant to the City Manager  
Jeffrey S. Dismar, AIA, Project Architect

---

**Approved by:** Thomas Thomas, City Manager