

RESOLUTION 25-11250

A RESOLUTION AUTHORIZING THE USE OF AN ALTERNATIVE PROJECT DELIVERY CONTRACT METHOD FOR CONSTRUCTION FOR AMEND PARK RECREATION CAMPUS

WHEREAS, the Amend Park is a public park owned by and located within the City of Billings.

WHEREAS, the City of Billings has determined that construction of a facility to be known as the Amend Park Recreation Campus will serve a public purpose by increasing and improving opportunities for access to and use of Amend Park for a variety of recreational activities.

WHEREAS, the City of Billings is in need of a general contractor / construction manager to provide pre-construction and construction services.

WHEREAS, Section 18-2-502, MCA, authorizes the City, upon adoption of a resolution, to use an alternative project delivery contract method for construction upon showing specific statutory criteria have been met.

WHEREAS, an alternative project delivery contract means a construction management contract, a general contractor management contract, or a design-build contract.

WHEREAS, the City Administrator has determined that an alternative project delivery contract method is an innovative financing contract method that will likely be the most effective way to achieve significant cost savings and time efficiencies to implement construction of the Amend Park Recreation Campus over other available procurement and alternative project delivery methods.

WHEREAS, the City Council determines the use of a general contractor / construction manager for pre-construction and construction services is in the best interest of the City.

WHEREAS, a governing body that uses an alternative project delivery contract shall determine that the proposal meets at least two of the criteria described in Section 18-2-502, MCA subsections (2)(a) through (2)(c) and the provisions of subsection (3); and

WHEREAS, the City Council desires that City Administration has discretion to use an alternative project delivery contract method for construction of Amend Park Recreation Campus and therefore makes the following findings, in conformance with the referenced State law.

FINDINGS

1. The City has working relationships with professional design firms having significant relevant alternative project delivery experience.
2. Procurement of alternative project delivery contracts shall be through an open competitive public process. The contracts will be awarded in a manner consistent with state law and City policies by publishing requests for qualifications and/or proposals for designers and contractors with final selection to be made upon merit and qualifications. The process will be conducted in a manner which will not encourage favoritism or bias nor substantially diminish competition in awarding the contracts.
3. Under the circumstances pertinent to the Amend Park Recreation Campus, an alternative project delivery contract maintains the most efficient project schedules and arrives at the greatest cost certainty and potential savings in both project design and construction. Alternative project delivery contracts bring the selected contractor into the project team as early as possible to bring their unique expert contributions to the design. By involving the contractor early in the project design phase and combining the talents of the project designers and contractor into a unified working team, the following cost and time benefits will be realized:

The project team can take early advantage of contractor expertise and receive valuable analysis and evaluation of the constructability of preliminary project designs. Alternatives for improvement, completeness and clarity can be incorporated into the project early.

The project is under a compressed timeline and alternate delivery method achieves significant cost and schedule benefits. Information gained about means, methods and materials early in construction lead directly to design accuracy and completeness improvements. The result is more efficient project construction, less contractor risk, and greater cost certainty.

The design/construction overlap of alternative project delivery contracts shortens the overall project schedule over traditional contracts. Completing this project sooner achieves the overall project goals.

The technical complexity of having multiple stakeholders constructing buildings at Amend Park and having two different design teams working in tandem on site plan and layout necessitates the use of an alternative project delivery contract.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, as follows:

The City Council hereby adopts the above stated findings and authorizes City Administration, in its discretion, to use an alternative project delivery contract method for construction of Amend Park Recreation Campus. These findings comply with the requirements of Section 18-2-502, MCA.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana, on the 13th day of January, 2025.



ATTEST:

By: Denise R. Bohlman
Denise R. Bohlman, City Clerk

CITY OF BILLINGS

By: William A. Cole
William A. Cole, Mayor