

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

**RESOLUTION APPROVING USE OF CONSTRUCTION MANAGEMENT AT RISK CONTRACT
FOR SARPY COUNTY BASEBALL STADIUM PROJECT**

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6) (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, pursuant to Neb. Rev. Stat. §13-290, the County has adopted a policy for entering into a construction management at risk contract; and,

WHEREAS, the County of Sarpy desires to use such policy to enter into a construction management at risk contract for the Sarpy County Baseball Stadium Project; and,

NOW, THEREFORE, BE IT RESOLVED by the Sarpy County Board of Commissioners that this Board hereby approves the use of a construction management at risk contract pursuant to Sarpy County's Alternate Project Delivery Methods for Construction Projects Involving a Facility policy.

DATED this 4th day of August, 2009.

Moved by Joni Jones, seconded by Rich Jansen, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

None

None

ABSTAIN:

None



Debra J. Houghtaling
County Clerk

Approved as to form:

Michelle O'Keefe
Deputy County Attorney

Sarpy County, Nebraska
Construction Manager at Risk - Timeline
July 29, 2009

7-27/30-09	Review Recommended Guidelines & Procedures	Mark Wayne Scott Bovick Brian Hanson Mike Smith
7-27/30-09	Prepare Resolution Approving Recommended Guidelines & Procedures	Mike Smith
7-27/30-09	Prepare Resolution to proceed with CM at Risk	Mike Smith
7-31-09	Do Memo & place on agenda "approve recommended guidelines & procedures"	Mark Wayne or Brian Hanson/ Beth Cunard
7-31-09	Do memo & place on agenda "Proceed with CM at Risk"	Mark Wayne or Brian Hanson/ Beth Cunard
7-31-09	Write public notice & send to paper "Request for Letters of Interest"	Beth Cunard
7-28/8-4-09	Prepare mailing list for letters of interest	Beth Cunard Mark Wayne Stan Meradith Jay Palu
7-28/8-4-09	Prepare request for letters of interest	Beth Cunard Brian Hanson Mark Wayne Stan Meradith Jay Palu
8-4-09	Approve "Recommended Guidelines & Procedures"	County Board
8-4-09	Approve "Resolution to Proceed with CM at Risk"	County Board
8-5-09	Public Notice "Request for Letters of Interest"	Suburban Newspapers
7-29/8-12-09	Prepare RFP	Beth Cunard Mark Wayne Brian Hanson Mike Smith Stan Meradith Jay Palu

7-28/8-12-09	Prepare mailing list for RFP	Beth Cunard Mark Wayne Stan Meradith Jay Palu
8-14-09	Write public notice & send to paper Request for Proposals	Beth Cunard
8-18-09	Memo, Resolution, place on agenda "Appointment of Selection Committee"	Beth Cunard Mark Wayne Mike Smith
8-18-09	Develop procedures for selection committee	Mark Wayne Mike Smith
9-4-09	Letters of interest due (12:00 noon)	Construction Managers
9-4/10-09	Evaluate letters of interest	Selection Committee
9-10-09	Prequalification letters mailed	Beth Cunard
9-18-09	RFPs Due (12:00 noon)	Construction Managers
9-21/24-09	RFP Evaluation	Selection Committee
9-28/10-1-09	Negotiate Contract with CM at Risk Is there an AIA form? Or contact State College, etc.	Mike Smith Mark Wayne Brian Hanson Beth Cunard
10-2-09	Memo, Resolution, place on agenda "Approval of CM at Risk and Associated Contract"	Beth Cunard
10-6-09	Approval of CM at Risk and Associated Contract	County Board

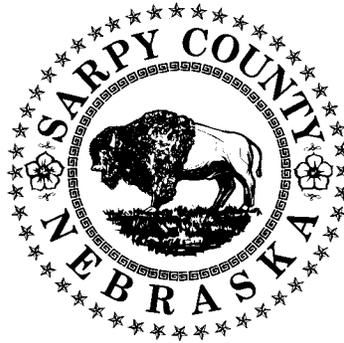
Sarpy County Board of Commissioners

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ADMINISTRATOR
Mark Wayne

DEPUTY ADMINISTRATOR
Scott Bovick

FISCAL ADMIN./PURCHASING AGT.
Brian Hanson



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District 1

Joni Jones

District 2

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District 3

Pat Thomas

District 4

Rich Jansen

District 5

MEMO

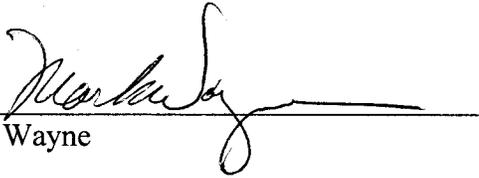
To: Sarpy County Board of Commissioners
From: Mark Wayne
Re: Construction Manager at Risk (CMAR)

At the August 4, 2009 Board meeting the County Board will be asked to approve the attached Resolution authorizing the County to proceed with the CMAR process for the construction of the Omaha Royals baseball stadium.

The process will follow the "Recommended Guidelines and Procedures" and will include the receipt of letters of interest and proposals, evaluation of proposals, and selection and negotiation with the construction manager.

I feel that the CMAR process is the best option for the construction of the baseball stadium and recommend approval. A proposed timeline is attached.

July 29, 2009


Mark Wayne

cc: Scott Bovick
Debra J. Houghtaling
Brian Hanson
Michael Smith

MW:bc