



City of Fayetteville

McArthur Road Sports Complex



Allowable Construction Methods Projects >\$300k (G.S. 143-128)

Single Prime

- City accepts bids from GCs for the entire project.
- Award to the lowest responsive, responsible bidder.
- The GC contracts with subs for various components of the project.
- Subs must be identified in the bid from the GC for MEP.
- Separate design complete before bidding

CM at Risk - CMAR

- City accepts Statements of Qualifications.
- Qualifications based selection process.
- CMAR serves as GC and bids work to subs.
- GMP is established collaboratively with contractor.
- Generally used for larger, more complex construction projects.
- CMAR collaborates on design.

Design Build - DB

- City accepts Statements of Qualifications.
- Qualifications based selection process.
- Design-builder provides both design and construction.
- Sustainable handoff process enabling City-led program delivery

Single Prime

For projects in both the informal and formal bidding ranges, the local government must award the contract to the lowest, responsive, responsible bidder taking into consideration quality, performance, and time specified in proposals for performance of the contract.

Lowest Cost

- Lowest proposed cost among all bidders for the contract.

Responsive Bid

- Bid documents conform to the bid specifications and meet all applicable legal requirements.

Responsible Bidder

- NC Courts have interpreted “responsible” to imply “skill, judgement, and integrity necessary to the faithful performance of the contract, as well as sufficient financial resources and ability.”

The City conducted a competitive sealed bidding process in accordance with North Carolina General Statutes. Bids were evaluated using the Lowest Responsive Responsible Bidder (LRRB) standard. Based on evaluation of cost, responsiveness, and responsibility, staff recommends award to Group III Mgt.

COMPANY	LOWEST COST	RESPONSIVE BID	RESPONSIBLE BIDDER	PASS / FAIL
Eastern Builders	\$13,543,264	No (Not Licensed in NC)	N/a	Fail
Group III Mgt.	\$13,663,000	Yes	Yes	Pass

EVALUATION FRAMEWORK

- **1. Lowest Cost**
 - Lowest bidder identified as Group III with \$13,663,000.
- **2. Responsive Evaluation**
 - Bid complies with all requirements including forms, addenda, legal requirements (NC GC License) , and specifications.
- **3. Responsible Evaluation**
 - Contractor demonstrates experience (references) , financial capacity, qualified team, and ability to perform.
- **FINAL DETERMINATION – GROUP III Mgt.**
 - Lowest Cost: Pass
 - Responsive: Pass
 - Responsible: Pass

Responses to Bid

COMPANY	License	BID	ALT G1	ALT G2	Total	ADDENDUM No.1	ADDENDUM No. 2	ADDENDUM No.3
*Eastern Builders Inc.		NO BID						
Cooper Tacia General Contracting Co.	65299	13,728,000.00	552,341.00	269,305.00	14,549,646.00	X	X	X
Allen Grading Company	36649	15,650,000.00	1,550,000.00	320,000.00	17,520,000.00	X	X	X
Group III Management	22369	12,788,000.00	592,000.00	283,000.00	13,663,000.00	X	X	X
Swinerton Builders	73913	12,980,000.00	600,000.00	272,000.00	13,852,000.00	X	X	X
Sanford Contractors	6301	13,980,000.00	695,000.00	270,000.00	14,945,000.00	X	X	X

*Eastern Builders Inc. was not licensed in the entity that submitted the bid

Discussion / Feedback