

**CITY OF WARRENSBURG**  
**PUBLIC WORKS**

August 22, 2023

Honorable Mayor and  
Members of the City Council  
City of Warrensburg, Missouri

Dear Mayor and Council Members

**SUBJECT:** A Resolution Declaring Intent to Utilize the Construction Management at Risk (CMR) Project Delivery Method for the Maguire Street Improvement Project.

**BACKGROUND:**

Staff recognizes the complexity, challenges, and opportunities that a project such as the Maguire Street corridor improvement poses to the community. Considering that Maguire St is a principle arterial/abandoned highway, serves as the primary gateway to the city, and is also a significant business corridor, staff recommends approaching the project with an alternative 'delivery method', which is Construction Management at Risk (CMR). Of the many benefits of utilizing CMR, a primary one is it allows the contractor to participate in the design phase. This is important as the contractor is able to provide value engineering, constructibility reviews and/or offer alternative ideas. This approach has the potential to save on costs, streamline issues as they arise, and grants the City greater budget control during the life-cycle of the project.

**ISSUE:**

Utilizing the CMR project delivery method.

**STRATEGIC PLAN:**

This is included in Focus I: Investment in Infrastructure.

**FISCAL IMPACT:** This phase will be funded with general obligation bond monies.

**ECONOMIC BENEFITS/IMPACT:** Significantly improved road and utility improvements for general safety as well as beautification of the corridor.

**RECOMMENDATION:**

Staff recommends approval of the Resolution.

Sincerely,

Enrico Villegas  
Assistant City Manager/  
Director of Public Works

cc: Danielle Dulin, City Manager

Attachments: Resolution  
Statement of Qualifications

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DECLARING INTENT TO UTILIZE THE CONSTRUCTION MANAGEMENT AT RISK (CMR) PROJECT DELIVERY METHOD FOR THE MAGUIRE STREET IMPROVEMENTS PROJECT**

**WHEREAS**, Section 67.5050 of the Revised Statutes of Missouri authorizes any political subdivision to use the CMR project delivery method for: civil works projects such as roads, streets, bridges, utilities, water supply projects, water plants, wastewater plants, water distribution and wastewater conveyance facilities, airport runways and taxiways, storm drainage and flood control projects, or transit projects commonly designed by professional engineers in excess of two million dollars; and noncivil works projects such as buildings, site improvements, and other structures, habitable or not, commonly designed by architects in excess of three million dollars; and

**WHEREAS**, utilizing the CMR project delivery method allows for value engineering and constructability reviews throughout the design process, thus reducing the likelihood of design errors and costly change orders during the construction process; and

**WHEREAS**, R.S.M. Section 67.5050 requires any political subdivision to disclose at a regular meeting its intent to utilize the CMR project delivery method and its selection criteria at least one week prior to publishing the request for qualifications.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WARRENSBURG, MISSOURI, AS FOLLOWS:**

Section 1. That the City Council hereby declares its intent to utilize the Construction Management at Risk project delivery method for the construction of the Maguire Street Improvements project and authorizes the City Manager or their designee to proceed with procurement utilizing the selection criteria attached hereto.

Section 2. This resolution shall be in full force and effect from and after the date of its passage.

Passed in open session this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Jim Kushner, Mayor

ATTEST:

\_\_\_\_\_  
Jodi L. Schneider, City Clerk