



Legislation Text

File #: ID#16-2615, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve Construction Manager at Risk (CMR) Services for Continuing Contracts with Biltmore Construction Co., Inc. of Belleair, FL; Cathey Construction and Development, LLC of Mexico Beach, FL; Certus Builders, Inc. of Tampa, FL; J. Kokolakis Contracting, Inc. of Tarpons Springs, FL; J.O. Delotto and Sons, Inc. of Tampa, FL; Keystone Excavators, Inc. of Oldsmar, FL; Khors Construction, Inc. of Thonotosassa, FL; and Wharton-Smith, Inc. of Sanford, FL for a period of four years and authorize the appropriate officials to execute same. (consent)

SUMMARY:

April 7, 2016, Requests for Qualifications (RFQ 24-16) were solicited from area firms to act as construction managers for the City in accordance with Construction Manager at Risk (CMR) procedures. Thirteen responses were received including four incumbents, which were approved based on their past performance and not required to give a presentation. A short list of four firms gave oral presentations on June 1, 2016 to the selection committee consisting of representatives from Parks and Recreation, General Services, and Engineering. The eight recommended firms were selected based upon their construction experience, financial capability, availability of qualified staff, local knowledge and involvement in the community. In addition, the firm's expertise in scheduling, cost control, value engineering, and pre-construction services were evaluated.

The CMR firms selected will be available for a four-year period. The City may award work to these firms for projects up to \$2 million.

Competitive pricing will prevail for work completed under this CMR method based on the capability of firms to procure discounted materials and labor due to their size and experience. Numerous selected firms have been low bid contractors on past projects with the City and other governmental agencies. All procured subcontracts are open book; hence, the City will review the pricing and agree to a reasonable mark up to manage the work.

This is the third RFQ for CMR firms. Previous terms were 2011 to 2013 and 2013 to 2016.

Funding sources for individual projects will be determined at time of the specific CMR proposal approval.