



Legislation Details (With Text)

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Title: Approve RFQ 40-20 for selection of firms to provide Construction Manager at Risk (CMAR) Services for Continuing Contracts, as listed, for a period of four years and authorize the appropriate officials to execute same. (consent)

Sponsors:

Indexes: **, 2. Economic & Housing Opportunity, 4. Environmental Stewardship

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Attachments: 1. 40-20_CMAR_ContinuingContracts RFQ.pdf, 2. RFQ 40-20 Construction_Manager_at_Risk_Services_Contract (final) 08.20.2020.pdf

Date	Ver.	Action By	Action	Result
9/17/2020	1	City Council		
9/14/2020	1	Council Work Session		

SUBJECT/RECOMMENDATION:

Approve RFQ 40-20 for selection of firms to provide Construction Manager at Risk (CMAR) Services for Continuing Contracts, as listed, for a period of four years and authorize the appropriate officials to execute same. (consent)

SUMMARY:

May 26, 2020, Request for Qualifications (RFQ) 40-20 was issued soliciting area firms to serve as construction managers for the City in accordance with CMAR procedures. Twenty-two responses were received on June 25, 2020, including six incumbents. The incumbents were approved based on past performance. A short list of seven firms made oral presentations in mid-August to the selection committee consisting of representatives from Engineering, General Services, Marine and Aviation, Parks and Recreation and Public Utilities departments.

The following thirteen firms were selected based on their construction experience, financial capability, availability of qualified staff, as well as their expertise in scheduling, cost estimating and control, value engineering, and pre-construction services.

Incumbent CMAR Firms:

- Biltmore Construction Co., Inc. of Belleair, FL
- Certus Builders, Inc., of Bristol, FL
- J. Kokolakis Contracting, Inc. DBA Kokolakis Contracting, of Tarpon Springs, FL
- J.O. DeLotto & Sons, Inc, of Tampa, FL
- Keystone Excavators, Inc., Oldsmar, FL
- Khors Construction, Inc, Pinellas Park, FL

New CMAR Firms:

- Ajax Building Company, LLC of Oldsmar, FL
- Allstate Construction, Inc. of Tampa, FL

- Bandes Construction Company Inc. of Dunedin, FL
- Creative Contractors, Inc. of Clearwater, FL
- Johnson-Laux Construction, LLC of Winter Garden, FL
- The A.D. Morgan Corporation of Tampa, FL
- Walbridge Aldinger LLC of Tampa, FL

The CMAR firms selected will be available for a four-year term beginning October 1, 2020 through September 30, 2024. The City may award work to the firms for projects up to \$4 million based on Florida Statute.

Competitive pricing will prevail for work completed under this CMAR method based on the capability of firms to procure material 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.

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