



Legislation Details (With Text)

File #: ID#24-1114 **Version:** 1 **Name:** Approve selection of firms to provide Construction Manager at Risk (CMAR) Services for Continuing Contracts, as listed, for a period of four years, pursuant to Request for Qualifications (RFQ) 51-24,

Type: Action Item **Status:** Public Hearing

File created: 8/28/2024 **In control:** Public Works

On agenda: 10/3/2024 **Final action:**

Title: Approve selection of firms to provide Construction Manager at Risk (CMAR) Services for Continuing Contracts, as listed, for a period of four years, pursuant to Request for Qualifications (RFQ) 51-24, and authorize the appropriate officials to execute same.

Sponsors:

Indexes: 1. High Performing Government, 5. Superior Public Service

Code sections:

Attachments: 1. 51-24_CMAR for Continuing Contracts (8), 2. 51-24_CMAR Services Contract, 3. 51-24_Notice of Intent to Award_REVISED

Date	Ver.	Action By	Action	Result
10/3/2024	1	City Council		

SUBJECT/RECOMMENDATION:

Approve selection of firms to provide Construction Manager at Risk (CMAR) Services for Continuing Contracts, as listed, for a period of four years, pursuant to Request for Qualifications (RFQ) 51-24, and authorize the appropriate officials to execute same.

SUMMARY:

June 18, 2024, Request for Qualifications (RFQ) 51-24 was issued soliciting area firms to serve as construction managers for the City in accordance with CMAR procedures. Twenty responses were received on July 19, 2024, including nine incumbents. The selection committee reviewing the responses included representatives from Public Works/Engineering, General Services, Parks and Recreation and Public Utilities departments.

The following eighteen 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, as well as past performance of the incumbents.

Incumbent CMAR Firms:

- Ajax Building Company, LLC of Oldsmar, FL
- Bandes Construction Company, Inc. of Dunedin, FL
- Biltmore Construction Co., Inc. of Belleair, FL
- Creative Contractors, Inc. of Clearwater, FL
- J. Kokolakis Contracting, Inc. DBA Kokolakis Contracting, of Tarpon Springs, FL
- Johnson-Laux Construction, LLC of Winter Garden, FL
- Keystone Excavators, Inc., Oldsmar, FL
- Khors Construction, Inc, Pinellas Park, FL
- The A.D. Morgan Corporation of Tampa, FL

New CMAR Firms:

- Charles Perry Partners, Inc. (CPPI) of Tampa, FL
- Create Building Company, LLC of
- D-Mar General Contracting and Development of Clearwater, FL
- Garney Companies, Inc. of Brandon, FL
- JE Dunn Construction Company of Tampa, FL
- LEGO Construction Co. of Tampa, FL
- Register Construction and Engineering, Inc. of Lakeland, FL
- TLC Diversified Inc. of Palmetto, FL
- Wharton-Smith, Inc. of Tampa, FL

The CMAR firms selected will be available for a four-year term, beginning October 1, 2024 through September 30, 2028. However, the authority to approve new work orders under that contract will expire on the earlier of Sept. 30, 2028, or sooner if said authorization ends per the procurement manual. The City may award work to the firms for projects with an estimated cost not to exceed \$4 million in construction value.

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.

STRATEGIC PRIORITY:

This efficient and cost-effective project delivery method enables the city to provide superior public service and to (1.2) Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.

