



City of Gainesville Agenda Item Report

File Number: 2023-805

Agenda Date: September 7, 2023

Department: Public Works

Title: 2023-805 Request for Proposal Award for Construction Manager at Risk for Public Safety Facilities (B)

Department: Public Works

Description: Award of Construction Manager at Risk agreements to the top two ranked firms, Ajax Building Company, LLC and DE Scorpio Corporation, for building projects related to the Streets, Stations and Strong Foundations Program.

Fiscal Note: The agreements have no obligation to assign work to awarded vendors. Budget for construction will be allocated in project budgets for the Streets, Stations and Strong Foundations Program (Infrastructure Surtax) and services will be authorized via separate work orders. This item authorizes up to \$1 million per agreement in expenditures for pre-construction services.

Explanation: The Streets, Stations and Strong Foundations Program (SSSF) was funded with the revenue from the 10-year infrastructure sales tax that was passed by referendum on November 8, 2022. The sales tax will be collected from 2023 through 2032. Public Works staff will utilize construction manager at risk (CMAR) agreements to assist with the delivery of building projects under the SSSF Program.

On February 9, 2023, the City Commission authorized advancing the design phase for SW Public Safety Center/Fire Station 9, Fire Rescue HQ/Training, Eastside Fire Station, Public Works Hurricane Hardened Building and Police Property & Evidence Building.

In accordance with City Policy and the Competitive Consultants Negotiations Act (CCNA - 287.055 Florida Statutes), proposals were solicited under RFP #PWDA-230055-DH – Public Safety Facilities Construction Manager at Risk which listed a specific list of potential projects (see page 5 and 6 of the RFP). The CCNA requires the selection of the most qualified firm to perform the services, however, five-percent local preference and five-percent small or service-disabled veteran-owned business preference points are

awarded if the respondent meets the policy requirements. Fifty-one vendors downloaded the solicitation and a total of ten proposals were submitted by the solicitation deadline. Four of the vendors received local preference. The evaluation team, consisting of two representatives from Public Works, one representative from Fire and one representative of Police, ranked the respondents as follows: 1) Ajax Building Company, LLC. 2) DE Scorpio Corporation and 3) Parrish McCall Constructors as best qualified to perform the services listed based on the scoring criteria and information submitted in the vendor proposals.

Staff recommends awarding two agreements, a primary and secondary agreement. Work Orders will be issued on an individual project basis as projects are programmed for both the pre-construction phase and construction phase. The pre-construction phase primarily consists of cost estimating, value engineering and constructability reviews. The construction phase consists of build-out including meeting all requirements of the City's Procurement policies and procedures for the procurement of services with a guaranteed maximum price proposal. The vendor for each project will be determined based on the availability of the primary vendor and the timeframe for delivery of the project. Continuing services agreements minimizes the use of staff resources for the procurement of services, introduces an economy of scale for similar type projects, and provides an option to advance phases quickly if projects require expedited delivery. The term of the agreement is through the completion of all projects listed or selection is made via another competitive process.

Strategic Connection:

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: "Best in Class" Neighbor Services

Recommendation: City Commission 1) Accept the rankings RFP #PWDA-230055-DH – Public Safety Facilities Construction Manager at Risk with Ajax Building Company, LLC as the number one ranked firm and DE Scorpio Corporation as the number two ranked firm; 2) Award the Construction Manager at Risk Request for Proposal Award to Ajax Building Company, LLC and DE Scorpio Corporation; 3) Authorize the City Manager or designee to initiate contract negotiations with the two highest ranked vendors; if negotiations fail with either vendor or if an agreement is terminated, initiate contract negotiations with the third ranked vendor; 4) Authorize the City Manager or designee to enter into an agreement with two vendors for Construction Manager at Risk for Public Safety Facilities, subject to approval of the City Attorney or designee as to form and legality; and 5) Approve awarded agreements in the amount of \$1 million each for pre-construction services and require construction phase services to return to the City Commission for consideration.