



City of Gainesville Agenda Item Report

File Number: 2023-1035

Agenda Date: December 7, 2023

Department: Parks, Recreation & Cultural Affairs

Title: 2023-1035 Request for Proposals Award Recommendation for Construction Manager at Risk Services for the Thelma A. Boltin Center Project (B)

Department: Parks, Recreation & Cultural Affairs

Description: Request for the City Commission to award the Request for Proposal for the Construction Manager at Risk Services for the Thelma A. Boltin Center project to D.E. Scorpio Corporation.

Fiscal Note: Funds are available for the Thelma A. Boltin Center project from the Wild Spaces & Public Places ½ cent Fund. A guaranteed maximum price proposal for construction will be brought before the City Commission for approval once the project design is further along and additional public feedback is provided.

Explanation: Built in the Northeast Residential Historic District in 1943, the facility originally known as the Gainesville Servicemen's Center was an entertainment venue for U.S. service members stationed at nearby military bases. The City later renamed it in honor of the late Thelma A. Boltin, the center's first director.

Recent timeline:

- 2000 – Thelma A. Boltin Center is last renovated.
- August 2019 – Gainesville City Commission approves a comprehensive renovation of the Center.
- March 2020 – Center closes due to the pandemic.
- December 2020 – City staff discovers a portion of the roof over the Center's auditorium appears collapsed, and hires a structural engineering firm to assess the damage and secure the roof.
- November 2021 – Firm finds structural damage to the Center, and recommends either demolition and replacement of the auditorium, or demolition of the entire building.
- April 2022 – Gainesville City Commission directs staff to work with Wannemacher Jensen Architects, Inc. (WJA) and the City's Historic Preservation Board (HPB) on a plan for the property.
- Spring – Summer 2022 – City staff gathers input from stakeholders, and provides updates at monthly HPB meetings on May 3, July 5 and August 8.

- August 2022 – City staff meets with REG Architects to discuss a feasibility study for the complete restoration of the building.
- August 2022 – City’s Code Enforcement division declares the center a “Dangerous Building;” utilities disconnected from the building for safety reasons.
- September 6, 2022 – WJA and City staff deliver a presentation to the HPB with options for reconstruction of a new facility.
- October 18, 2022 – City staff provides an update to the HPB.
- November 1, 2022 – REG Architects, Inc. delivers a presentation on a restoration option to the HPB.
- November 8, 2022 – City staff applies for a Certificate of Appropriateness (COA) for demolition of the Center.
- December 6, 2022 – HPB approves COA for demolition of the Center’s east wing, and restoration of the auditorium.
- Spring, 2023 – City staff works with a consultant on detailed cost estimates for four options to restore the functionality of the Center.
- April, 2023 – Gainesville City Commission directs staff to pursue a partial restoration of the Center.
- Summer, 2023 – Staff works with WJA. on a design services proposal for the partial restoration of the Center.
- Fall, 2023 – Staff puts out a solicitation to hire a Construction Manager at Risk Firm to lead the construction efforts for the project.
- October 17, 2023 – Staff holds a Community Engagement Session on the Thelma A. Boltin Center.

On August 4, 2023 the Department of Financial Services – Procurement Division issued a Request for Proposal (RFP) for Construction Manager at Risk Services for the Reconstruction of the Thelma A. Boltin Center, bid number PRCA-240008-WB. A mandatory pre-bid conference was held on August 15, 2023 at 2:00 p.m. at the Thelma A. Boltin Center, 516 NE 2nd Avenue, Gainesville, FL 32601. A total of seven (7) bidders attended the pre-bid conference. All bids were due at 3:00 p.m. on August 29, 2023. A total of four (4) bids were received by 3:00 p.m. A review of written evaluations was conducted on September 13, 2023 at which time the top three ranked firms were selected to provide oral presentations. Oral presentations took place on September 27, 2023.

Staff recommends awarding this contract to D.E. Scorpio Corporation for Construction Manager at Risk Services for the Reconstruction of the Thelma A. Boltin Center. D.E. Scorpio Corporation was determined to be the most responsible and responsive bidder meeting all requirements, certifications and minimum criteria as stipulated by the City’s competitive bidding process.

The following represents the final ranking after oral presentations:

- 1) DE Scorpio Corp.
- 2) Oelrich Construction
- 3) Collage Design and Construction Group, Inc.

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: The City Commission 1) approve the Request for Proposal award to D.E. Scorpio Corporation and 2) authorize the City Manager, or their designee, to execute all contract documents and other necessary documents, subject to approval by the City Attorney as to form and legality.