



Legislation Text

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ITEM: AUTHORIZATION TO NEGOTIATE A CONTRACT FOR THE CONSTRUCTION OF THE WATER TREATMENT PLANT WAREHOUSE, GENERATOR STORAGE, FIELD SERVICES BUILDING MODIFICATIONS AND MISCELLANEOUS SITE IMPROVEMENTS PROJECT

REQUEST: Authorization to negotiate a contract with Wharton Smith, Inc. for the construction of the Water Treatment Plant Warehouse, generator storage, field services building modifications and miscellaneous site improvements project.

EXPLANATION: On April 23, 2018, the Village released RFQ# 013-18/ED seeking qualified Construction Manager at Risk (CMAR) firms, for the construction of the Water Treatment Plant Warehouse, generator storage, field services building modifications and miscellaneous site improvements project. These facilities are collocated on the Water Treatment Plant Site located at 1100 Wellington Trace.

Construction Management at Risk (CMAR) is a delivery method, which includes a commitment by the Construction Manager (CM) to deliver the project for a Guaranteed Maximum Price (GMP). All project savings accrue throughout construction, and the Village is entitled to any such savings at project closeout. The CM provides professional services and acts as a consultant to the owner during the design development and construction phases of the project. The CMAR delivery method has several benefits to the Village, including a higher level of cost control and risk limitation. The CM acts as the General Contractor during construction but does not self-perform the work. The CM obtains multiple quotes for the required construction trades and the Village actively participates in the selection of each trade subcontractor. The CM's scope includes preconstruction services during the planning and design phases along with construction execution and oversight.

The new warehouse will serve the material storage needs for the entire utility and will allow for more efficient asset tracking and improved purchasing power through consolidation. A new generator storage building will be constructed to house the Utility's portable generators that are utilized for lift stations and raw water supply wells during power outages. It is envisioned that the facility will have space to store approximately 55 generators. The facility will allow for improved maintenance and provide additional protection from the elements which will extend the life cycle of the generators. The existing Field Services Building which currently has three (3) offices, a breakroom and a small warehouse/shop will be repurposed to meet current and future space planning needs for the Utility's Administration, Engineering, Technology Services and Field Services Divisions. This repurposed facility will significantly improve work flow efficiency, communications and serve as the primary Utility Emergency Operations Center during activations. Additionally, the scope may include main entrance ingress and egress improvements, site security upgrades, site circulation improvements and landscaping.

The CM will be required to coordinate with the Architect during the entire planning, design and construction phases.

On May 23, 2018, the Village received three responsive proposals for RFQ# 013-18/ED seeking qualified firms to provide CMAR services. On June 18, 2018, the selection committee scored and ranked each proposal as follows:

1.
Trillium Construction, Inc. (Tie)
1. Wharton Smith, Inc. (Tie)
3. DiPompeo Construction, Corp.

Pursuant to the Consultant's Competitive Negotiations Act (CCNA) FS 287.055, the selection committee short-listed all three firms for interviews and presentations. On June 25, 2018, one of the short listed firms (DiPompeo Construction) withdrew from consideration.

On June 27, 2018, the selection committee conducted interview/presentation sessions with the two remaining firms. Subsequently the committee re-scored and re-ranked each as follows:

1. Wharton Smith, Inc.
2. Trillium Construction

Based on the results, the selection committee recommended contract negotiations with the highest ranked firm Wharton Smith, Inc.

Staff is seeking authorization to negotiate a contract with Wharton Smith to provide Construction Manager at Risk (CMAR) services for the Water Treatment Plant Warehouse, generator storage, field services building modifications and miscellaneous site improvements project.

Any negotiated contract would require Council approval before award.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are included in the Utility Capital Projects Budget.

WELLINGTON FUNDAMENTAL: Protecting our Investment

RECOMMENDATION: Authorization to negotiate a contract with Wharton Smith, Inc. for the construction of the Water Treatment Plant Warehouse, generator storage, field services building modifications and miscellaneous site improvements project.