



## Legislation Text

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**File #:** 18-2246, **Version:** 1

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### **ITEM: AUTHORIZATION TO NEGOTIATE A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT FOR THE CONSTRUCTION OF GREENBRIAR PARK**

**REQUEST:** Authorization to negotiate a construction manager at risk (CMAR) contract with Kaufman Lynn Construction, Inc. for the construction of Greenbriar Park.

**EXPLANATION:** On May 21, 2018, the Village released RFQ#018-18/ED seeking qualified CMAR firms for the construction of Greenbriar Park.

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.

Greenbriar Park will consist of four multi-purpose turf fields, spectator bleachers, a building with concessions, restrooms, announcer booths, storage space, electrical room and janitor's closet as well as site lighting and associated parking.

The CM will be required to coordinate with Kimley Horn & Associates, Inc., the engineer of record, during the entire planning, design, and construction phases.

On June 27, 2018, the Village received five responsive proposals for RFQ# 018-18/ED, from qualified firms interested in providing such services. On July 11, 2018, the selection committee scored and ranked each proposal as follows:

1. Kaufman Lynn Construction, Inc.
2. The Weitz Company
3. Gulf Building
4. Anatom Construction
5. Burke Construction Group

Pursuant to the Consultant's Competitive Negotiations Act (CCNA) FS 287.055, the selection committee short-listed the three highest ranked firms for interviews and presentations. On July 25, 2018, the selection committee conducted interviews and heard presentations from the three (3) short-listed firms and re-scored and re-ranked each as follows:

1. Kaufman Lynn Construction, Inc.
2. The Weitz Company

3. Gulf Building

Based on the results, the selection committee recommended contract negotiations with the highest ranked firm Kaufman Lynn Construction, Inc.

Staff is seeking authorization to negotiate a contract with Kaufman Lynn Construction, Inc., a Palm Beach County local vendor, to provide Construction Manager at Risk (CMAR) services for the construction of multi-purpose fields at Greenbriar Park.

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:** No fiscal impact until a contract is awarded.

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Authorization to negotiate a construction manager at risk (CMAR) contract with Kaufman Lynn Construction, Inc. for the construction of Greenbriar Park.