



Legislation Text

File #: 18-2313, **Version:** 1

ITEM: AUTHORIZATION TO AWARD A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT TO KAUFMAN LYNN CONSTRUCTION, INC. FOR THE CONSTRUCTION OF GREENBRIAR PARK

REQUEST: Authorization to award a CMAR contract to Kaufman Lynn, Construction, Inc., for the construction of Greenbriar Park, in the amount of \$68,728.

EXPLANATION: On May 21, 2018, the Village released RFQ# 018-18/ED seeking qualified firms interested in providing Construction Manager at Risk services for Greenbriar Park and South Shore Park.

The selection committee for the above referenced RFQ selected Kaufman Lynn Construction, Inc. as the highest ranked proposer and ultimately recommended negotiations with the firm.

On August 14, 2018, the Village Council authorized staff to negotiate a CMAR contract with Kaufman Lynn, Construction, Inc. 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.

While the CM's scope includes preconstruction services during the planning and design phases, along with construction execution and oversight, the scope of this authorization only includes pre-construction services for earthwork, utilities, playfields, parking and building structures. We have negotiated the terms and pricing of an agreement (see attached), in the amount of \$68,728.

As part of the Village's due diligence process, staff visited multiple Kaufman Lynn, Construction, Inc. projects (Spanish River Athletic Complex, Hollywood Rotary Park, and Peter Bluesten Park in Hallandale Beach) and found favorable results.

Scope and fee including a Guaranteed Maximum Price for construction of the project will be presented to Council and approval as we approach the specific phase of the project.

Staff recommends awarding a contract to Kaufman Lynn Construction, Inc., in the amount of \$68,728, to provide pre-construction services for Greenbriar Park.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO

QUASI-JUDICIAL:

FIRST READING:

SECOND READING:

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are budgeted utilizing surtax dollars.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Authorization to award a CMAR contract to Kaufman Lynn, Construction, Inc., for the construction of Greenbriar Park, in the amount of \$68,728.