



## Legislation Text

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**File #:** 19-3005, **Version:** 1

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### **ITEM: AUTHORIZATION TO NEGOTIATE A CONTRACT TO PROVIDE CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR THE TOWN CENTER BOARDWALK PROJECT**

**REQUEST:** Authorization to negotiate a contract with Burkhardt Construction, Inc. to provide construction manager at risk services for the Town Center boardwalk project.

**EXPLANATION:** On April 24, 2019, the Village released RFQ# 201909 seeking qualified CMAR firms for the construction of the Town Center boardwalk. The solicitation was advertised in the Palm Beach Post, Demandstar, and the Village's website.

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 through 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 a 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 sub-contractor. The CM's scope includes preconstruction services during the planning and design phases along with construction execution and oversight.

The Town Center boardwalk project includes but is not limited to:

- Retaining wall design review and construction
- Boardwalk improvements/installation
- Boat dockage, pier and gazebo design review and construction
- Utility improvements that support events/gatherings along the boardwalk
- Landscape and irrigation design/installation
- Site lighting and security design/installation
- Hardscapes improvements i.e. shade structures, benches, fountains, etc.
- Consideration of utilities that would support future food and beverage service options, along the lakeside

On May 23, 2019, the Village received one responsive, responsible proposal, from Burkhardt Construction, Inc., to provide CMAR services for the Town Center boardwalk project.

Burkhardt Construction, Inc. has been in business since 1975 and has completed over \$160 million in CMAR projects since 2010. In addition, they have completed boardwalk projects throughout Kissimmee, Hollywood, Boynton Beach, and Ft. Pierce.

Staff recommends negotiating a contract with Burkhardt construction, Inc., a Palm Beach County local vendor, to provide CMAR services for the Town Center Boardwalk project.

Any negotiated contract shall require prior Council approval before executing.

**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 Burkhardt Construction, Inc. to provide construction manager at risk services for the Town Center boardwalk project.