



Legislation Text

File #: 20-3804, **Version:** 1

ITEM: AUTHORIZATION TO AWARD ANNUAL CONTRACTS FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES

REQUEST: Authorization to award annual contracts for Construction Manager at Risk Services.

EXPLANATION: On January 21, 2020, the Village released RFQ 202010 seeking qualified firms interested in providing CMAR services to the Village, on a continuing contract basis. The awarded CMAR firm will function as a General Contractor responsible for publicly bidding trade contracts, all scheduling and coordination of the project, and the successful, timely, and economical completion of the assigned project. The awarded CMAR firm will provide preconstruction and construction services and will be responsible for constructing the project pursuant to a contractually guaranteed maximum price. Not all projects will require construction services, but may only include pre-construction services, including estimating.

Eligible projects under this solicitation include any new construction, renovations or remodeling of Village facilities, and Parks, including fields, where the total price of the project does not exceed \$2 million (pursuant to FS 287.055, 255.103).

On February 27, 2020, the Village received proposals from five (5) firms interested in providing such services. After evaluating each proposal, the selection committee met and independently ranked each firm as follows:

1. Burkhardt Construction, Inc.
2. BSA Construction
3. The Morganti Group, Inc.
4. Fastrack Management & Consulting, Inc.
5. Lunacon Construction Group, Corp.

The selection committee requested presentations and interviews with the three highest ranked firms.

On April 30, 2020, the selection committee heard presentations and conducted interviews. Subsequently, the committee re-scored and re-ranked the proposers as follows:

1. Burkhardt Construction, Inc.
2. The Morganti Group, Inc.
3. BSA Construction

Based on the results, the selection committee recommended awarding contracts to the two (2) highest ranked firms, Burkhardt Construction, Inc. and The Morganti Group, Inc. The initial term of the contract is for three (3) years with two (2) additional one (1) year renewal options.

All CMAR work will be performed on a project-by-project basis, and any such project exceeding \$25,000 will require prior Council approval. Execution of these contracts does not obligate the Village to assign work to any of the contracted firms. Projects will be assigned based on expertise, knowledge, work load, etc.

BUDGET AMENDMENT REQUIRED: NO

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

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: No fiscal impact until a project is awarded.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Authorization to award annual contracts for Construction Manager at Risk Services.