

# MANATEE COUNTY GOVERNMENT

## AGENDA MEMORANDUM

<b>SUBJECT</b>	RFP #09-1333FL – Construction Management at Risk Services for Road and Utility Projects	<b>TYPE AGENDA ITEM</b>	Consent
<b>DATE REQUESTED</b>	June 9, 2009	<b>DATE SUBMITTED/REVISED</b>	June 1, 2009
<b>BRIEFINGS? Who?</b>	No	<b>CONSEQUENCES IF DEFERRED</b>	N/A
<b>DEPARTMENT/DIVISION</b>	Financial Management / Purchasing	<b>AUTHORIZED BY TITLE</b>	Jim Seuffert, Director
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Frank Lambertson, 3042 / Bruce Simington, 7331	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Tim Hochuli, Deputy Director, Project Management, 7348
<b>ADMINISTRATIVE APPROVAL</b>			

<b>ACTION DESIRED</b> INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
Authorization to enter into negotiations with the following firms: Balfour Beatty Construction, Fort Myers, FL; Kraft Construction Company, Inc., Sarasota, FL; Peter R. Brown Construction, Inc., Clearwater, FL; and Wright Construction Group, Fort Myers, FL for the purpose of Construction Management at Risk for Road and Utility Projects on an as required basis.

<b>ENABLING/REGULATING AUTHORITY</b> Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy
Ordinance 08-43, Manatee County Purchasing Code Section 2-26-42, Solicitations Other Than Sealed Bids

<b>BACKGROUND/DISCUSSION</b>
<p>As an additional option as a construction delivery system, the Public Works Department requested that we solicit for ongoing contracts for Construction Management (CM) at Risk Services for Road Construction Projects which would include; road construction, road widening and improvements, bridges, and utility relocation. We have previously used the Construction Manager at Risk process for some vertical construction projects such as the Judicial Center and the new Public Safety Complex. Public Works believes this type of process could also be advantageous on certain types of road construction projects.</p> <p>One of the primary advantages of this type of procurement is the ability to bring the Construction Manager into the project team early in the design process. Working with the Design Engineer, the Construction Manager, in coordination with the county, is able to participate in value engineering and improve the constructability of the project. The Construction Manager at Risk process also allows for competitive solicitation of subcontracts in developing a Guaranteed Maximum Price (GMP).</p> <p>Individual work assignments will be issued for selected projects just as the County's obtains professional engineering services.</p>

<b>COUNTY ATTORNEY REVIEW</b>	
<b>Check appropriate box</b>	
<input type="checkbox"/>	<b>REVIEWED</b> Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: ___ )
<input checked="" type="checkbox"/>	<b>NOT REVIEWED (No apparent legal issues.)</b>
<input type="checkbox"/>	<b>NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)</b>
<input type="checkbox"/>	<b>OTHER</b>

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
None		None	
COST:	To be negotiated	SOURCE (ACCT # & NAME):	As identified
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

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- The Scope of Services includes but is not limited to the following:

Phase I - The preconstruction phase, for a negotiated fixed fee, shall consist of the Construction Management (CM) firm performing design review, construction phasing and maintenance of traffic, right of way acquisition, utility coordination and relocation, permit coordination, cost estimating, scheduling, constructability reviews, construction cost forecast modeling, value engineering through all phases of design and attend all project and design team meetings The CM shall be required to develop a Guaranteed Maximum Price (GMP), using design development documents provided by the Engineers.

Phase II - The construction phase will commence if the GMP is accepted. The CM will become the single point of responsibility for the performance of the construction contract for the project and will be required to bid trade contracts. The selected firms shall be required to provide payment and performance bonds each in a value equal to 100% of the GMP. The services required for the construction program will include, but not be limited to, the following:

- 2/17/09 – 5/7/09 the appropriate proposal procedures were followed. The Request For Proposal (RFP) was advertized locally in the Bradenton Herald and broadcast via DemandStar seven hundred seventy six (776) potential providers of Construction Management at Risk Road and Utility Projects and thirty nine (39) firms downloaded the RFP and four (4) firms submitted proposals.
- Thirty four (34) Manatee County firms were directly contacted via DemandStar and the newly implemented County Vendor Listing

Although notified, no Manatee County firms chose to respond.

- The Selection Committee consisted of:

Frank Lambertson, Purchasing Division (Chairman)  
 Wayne Rogers, Engineering Services Division  
 Bruce Simington, Project Management Division

- 5/7/09 the Selection Committee convened and heard oral presentations.
- 5/26/09 the Selection Committee convened telephonically and decided to enter into negotiations with the four (4) firms that submitted proposals based on the anticipated future project that faces the County and the possible availability of Federal stimulus funding. These firms were not ranked and will be used by the Public Works Department on an as required basis.

Balfour Beatty Construction, Fort Myers, FL  
 Kraft Construction Company, Inc., Sarasota, FL

Peter R. Brown Construction, Inc., Clearwater, FL  
Wright Construction Group, Fort Myers, FL