



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#15-0458

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: May 5, 2015

TITLE: Las Olas Improvements – Construction Manager at Risk Services

Recommendation

It is recommended that the City Commission approve the final ranking and authorize the commencement of contract negotiations for Construction Manager at Risk Services with Skanska USA Building Inc. (Skanska) for Las Olas improvements and certify Skanska as qualified pursuant to law and the City's regulations, as well as fully qualified to render the required services based on City staff's recommendation.

Background

The City solicited Construction Manager at Risk (CMAR) firms capable of providing CMAR services necessary to construct the improvements within the Community Redevelopment Agency (CRA) boundary bounded by Alhambra Street to the north, the Atlantic Ocean to the east, the southern property line of Bahia Mar to the south, and the Intracoastal Waterway to the west.

The CMAR approach has proven to be a beneficial project delivery method. The CMAR contract is broken out into two phases and places the CMAR into two different roles, first as a consultant and second as a contractor. As a consultant, the City incorporates the CMAR's input and perspectives to the planning and design, scheduling, budget and constructability reviews of the project working along with the engineer of record for the project. The CMAR provides value engineering, alternate material options, and a large pool of subcontractors that can provide pricing.

When the design is near completion, the construction manager (CM) and the City will negotiate a schedule and guaranteed maximum price for the project and the CM will complete the project. This can accelerate the procurement process and save time by eliminating the bid process. Also, to the extent that the City is willing to begin construction before the plans are complete lowers the total project time.

The timeline for this solicitation process included the following:

- February 2015 - RFQ 255-11497 was opened and proposals were received from the following three firms: 1) Munilla Construction Management, LLC (MCM), 2) Skanska, and 3) Stiles Corporation d/b/a Stiles Construction.
- March 2015 - The evaluation committee consisting of Pedram Zohrevand – Assistant City Engineer; Debora Griner – Transportation Manager; Susanne Torriente – Assistant City Manager; Scott Teschky – Senior Project Manager; and Jenni Morejon – Sustainable Development Director, met with James Hemphill – Senior Procurement Specialist, to evaluate the firms. The committee selected all three firms for oral presentations.
- April 2015 - Each firm was invited to make an oral presentation to the evaluation committee. After the presentations were completed, the committee ranked the proposals based on the evaluation criteria and oral presentations as shown in the table below:

		Skanska	Stiles	MCM
EVALUATION CRITERIA	WEIGHT	RANK	RANK	RANK
Qualifications and Experience	20%	1	2	3
Past Performance	30%	1	2	3
Approach to Project	30%	1	2	3
Financial Capability	10%	1	2	3
Community Outreach Plan	10%	1	2	3
Overall Ranking		1	2	3

The committee members commented that Skanska “touched on every aspect of the project in sufficient detail”; had “past experience in projects similar to scope, many at or under budget” had a “very clear phasing plan”; had a “very detailed public involvement plan that includes business support and neighbor meetings”, and that they had a “Strong team”.

The City will enter into negotiations with the top ranked firm for professional services for both the pre-construction phase and the construction phase for this project. If successful with these negotiations, agenda items (one for pre-construction services, and one for construction services if both parties agree to proceed with the construction services phase) will be presented to the City Commission for award.

Once the City has construction documents and specifications 90% complete, the contractor will be required to submit a Guaranteed Maximum Price (GMP) and a payment and performance bond for the full value of the GMP. If the City and the contractor are able to negotiate and agree upon the GMP and final contract terms, an agenda item will be prepared for submission to the City Commission for approval to enter into the construction phase.

If the City and the contractor are unable to agree upon a GMP, then the Agreement will be terminated and the City may elect to issue a new solicitation for the construction

phase services or begin negotiations with the firm ranked 2nd in the original solicitation process. Should a new solicitation become necessary, the City reserves the right to select the most appropriate procurement method in its sole discretion.

Staff is requesting approval to commence contract negotiations with the top ranked firm, Skanska.

Resource Impact

There is no fiscal impact to the City.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Infrastructure Cylinder of Excellence, specifically advancing:

- Goal 1: Be a pedestrian friendly, multi-modal City.
- Objective 2: Integrate transportation land use and planning to create a walkable and bikeable community

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Connected*.

Attachments

- Exhibit 1 – Evaluation Tabulation
 - Exhibit 2 – Skanska Proposal
 - Exhibit 3 – Stiles Proposal
 - Exhibit 4 – MCM Proposal
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