



Cover Memorandum/Staff Report

File #: 25-657

Agenda Date: 5/20/2025

Item #: 6.H.3.

TO: Mayor and Commissioners
FROM: Missie Barletto, Director of Public Works
THROUGH: Terrence R. Moore, ICMA-CM
DATE: May 20, 2025

APPROVAL OF RESOLUTION NO. 46-25 TO AWARD AN AGREEMENT WITH CORE CONSTRUCTION FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR THE POMPEY PARK RECREATION CENTER PROJECT PURSUANT TO RFQ NO. 2024-031 IN THE AMOUNT OF \$212,371.00

Recommended Action:

Motion to Approve Resolution No. 46-25 to award an agreement with CORE Construction for Construction Manager at Risk (CMAR) services for the Pompey Park Recreation Center project (Public Works Project No. 16-102), pursuant to RFQ No. 2024-031 in the amount of \$212,371.00.

Background:

Pompey Park Recreation Center, located at 1101 NW 2nd Street, is an approximately 14-acre site bounded by NW 13th Avenue on the west, NW 2nd Street on the south, NW 10th Avenue on the east, and NW 3rd Street on the north. The park has provided recreational resources, senior programs, after-school programs, summer camp, holiday camp, and other school age programming for the surrounding neighborhood since its construction in the 1950s. An estimated 150,000 people utilize the building each year, while more than 40 organizations and civic groups utilize it monthly.

The current facility consists of an existing one story 22,823 square foot community center building, located near the southeast corner of the site along with associated parking. The proposed improvement will include construction of a new two-story 54,191 square foot recreational center, including gymnasium and running track, meeting, fitness and dance/aerobic rooms, multipurpose room, and kitchen area. The project also includes a family pool and a competition pool with bleachers, baseball fields, basketball courts, playgrounds, and surface parking.

The new facility will also serve as a hurricane shelter and staging location for hurricane events, for City staff and other official personnel. The project will also include some sustainability concepts and efforts (Florida Green Building Coalition - Silver).

On April 25, 2024, the City issued Request for Qualifications (RFQ) No. 2024-031 to acquire a firm which will provide CMAR services related to the construction of this project.

The City intends to award two (2) separate phases for the CMAR services for the project. The first phase would be for Pre-Construction Services and is identified as Phase I. The second phase would be for Construction Services and is identified as Phase II.

At or before the completion of Phase I and following completion of cost estimating, value engineering and other services, the CMAR firm will tender to the City a written Guaranteed Maximum Price (GMP) for final completion of the project, based upon bid documents and specifications. The City, at its sole discretion, may decline to accept the CMAR GMP for any Construction Services and thereupon without penalty; the Contract shall terminate according to its terms at the end of the Pre-Construction Services phase of the work under contract

On June 20, 2024, the City received eight (8) submittals that met the requirements of RFQ No. 2024-031. The submittal from SSE & Associates Inc. was found to be non-responsive and not considered. A Selection Committee evaluated the proposals, and the final scores are listed below:

<u>Rank 1</u>	<u>Hensel Phelps</u>	<u>358.0</u>
<u>Rank 2</u>	<u>Pirtle Construction</u>	<u>344.0</u>
<u>Rank 3</u>	<u>CORE Construction</u>	<u>344.0</u>
<u>Rank 4</u>	<u>Gulf Building LLC</u>	<u>336.0</u>
<u>Rank 5</u>	<u>Hedrick Brothers Construcion</u>	<u>323.0</u>
<u>Rank 6</u>	<u>Kaufman Lynn Construction</u>	<u>323.0</u>
<u>Rank 7</u>	<u>Moss & Associates, LLC</u>	<u>321.0</u>

On August 30, 2024, presentations were made to the committee from the four top-ranked firms, and a final ranking was determined, with CORE Construction Services of Florida being ranked number one.

In accordance with Florida Statutes, representatives from the Purchasing and Contracts Administration Division and Public Works Department conducted multiple negotiation meetings with CORE Construction. Staff has reviewed the negotiated fee of \$212,371.00 and finds it to be fair and reasonable. This fee will be paid based on the proposed hourly rates and actual hours worked.

Construction is currently expected to begin towards the end of 2025 and last approximately 29 months. The Agreement terms will be from the date of full execution through the completion of work and full acceptance by the City.

This motion is in accordance with Code of Ordinances Section 36.02 Commission Approval Required.

Attachments:

1. Resolution No. 46-25
2. A1A Document A201
3. A1A Document A133
4. Exhibits to A1A
5. Legal Review Checklist
6. CORE Construction RFQ submittal

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Funding is available in the amount of \$27,700,000 from 334-41-340-541-63.28 (Capital Outlay

Pompey Pk/Community Ctr). This project is fully funded by the Delray Beach Community Redevelopment Agency with a project total of \$45,000,000. The remaining funds will be requested in the City's Fiscal Year 2026 through 2030 Capital Improvement Program budget.

Timing of Request:

Timely approval of this agreement is requested.