

# City of Delray Beach

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## Minutes - Draft

Monday, November 4, 2024

3:00 PM

Special Meeting at 3:00 PM

Delray Beach City Hall or Watch on YouTube:

<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/s>  
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## City Commission

*Mayor Thomas F. Carney, Jr.*

*Vice Mayor Juli Casale*

*Deputy Vice Mayor Rob Long*

*Commissioner Tom Markert*

*Commissioner Angela Burns*

Pursuant to Section 3.12 of the Charter of the City of Delray Beach, Mayor Thomas F. Carney, Jr., has instructed me to announce a Special Meeting of the City Commission to be held for the following purposes:

**SP.1.** SELECTION OF THE MOST QUALIFIED FIRM FOR THE POMPEY PARK RECREATION CENTER CONSTRUCTION MANAGER AT RISK SOLICITATION PURSUANT TO REQUEST FOR QUALIFICATIONS 2024-031.

**Sponsors:** City Manager Department

**Attachments:** [Agenda Cover Report](#)  
[Resolution 213-24 Approving Award and Authorizing Negotiations Iq rev final](#)  
[Packet for Bid RFQ 2024-031 Advertised](#)

The November 4, 2024, City Commission Meeting was called to order at 5:08 p.m. Interim City Clerk, Alexis Givings, called the role, and the following were present:

**Present: 5** - Mayor Thomas F. Carney, Jr., Vice Mayor Juli Casale, Deputy Vice Mayor Rob Long, Commissioner Angela Burns, and Commissioner Tom Markert

Others present were:  
Terrence Moore - City Manager  
Lynn Gelin - City Attorney

Mr. Moore opened the meeting by announcing that representatives from Core Construction and Pirtle Construction would be presenting their firm's proposal. Core Construction delivered the first presentation, while Eugene Bitteker, Chief Procurement Officer, escorted representatives from Pirtle Construction to a private area.

Ted Cava, Vice President and owner of Core Construction stated his company would serve as the primary contractor and construction manager for this project. He mentioned that Core Construction mentors and partners with other local firms, including Randolph Construction and Hatcher Construction, both of which were also present at the meeting and spoke briefly about their partnerships with Core Construction.

Mr. Cava and his team provided an overview of Core Construction's experience with projects on a similar scale to Pompey Park. He highlighted the company's unique methodology for strategic implementation, which sets them apart from other construction companies. Additionally, he mentioned that his team combines national resources with local talent to

effectively meet the project's needs, which helps in reducing costs. He concluded the presentation by outlining the project's structural documents and technology-driven safety measures.

The Commission engaged in a discussion on the presentation.

Deputy Vice Mayor Long asked for clarification on the roles of Hatcher and Randolph Construction in this project.

Mr. Cava clarified that Core Construction would act as the construction manager for the project and would take on all of the risks, while Hatcher and Randolph would be partners providing labor services.

The Commission thanked Core Construction for their presentation.

There was a two-minute recess while Core Construction exited and Pirtle Construction entered the Chamber.

Jamey Armstrong, Vice President of Pirtle Construction, presented a video highlighting Pirtle's vision for the design of Pompey Parks Recreation Center. He stated Pirtle Construction has been a local business for 56 years and has generated \$653 million dollars in building recreational facilities. He mentioned that Pirtle Construction has over a 30 year relationship doing business with Justin Architects, Keith Engineering, and Miller Legg, who would be the primary consultants for the Pompey Park Project.

Kristyn Cox, with the EJS Project (Emanuel Jackson Senior) and a Community Outreach Expert spoke on behalf of Pirtle Construction's mentoring programs, and how she would oversee the outreach efforts via social media, to ensure the public remains engaged and informed throughout the construction process.

Eric Hynes, Project Executive with Pirtle Construction, stated that 30% of subcontractors would be sourced from local, small, and disadvantaged businesses, which would contribute \$13 million back into local enterprises. He also mentioned that Pirtle would conduct job fairs to attract local subcontractors.

The Commission engaged in a discussion on the presentation.

Vice Mayor Casale expressed her concern over the bid protest Pirtle Construction filed against Core Construction due to Core's name not appearing on Sunbiz.

Lynn Gelin, City Attorney, stated the Purchasing Department thoroughly vetted each company and confirmed that this concern was not an issue.

Deputy Vice Mayor Long inquired about the role of the EJS Project.

Mr. Armstrong stated that EJS participants would have an opportunity to engage in paid mentorship programs during the construction of the park.

The Commission thanked Pirtle Construction for their presentation.

Ms. Gelin entered Resolution No. 213-24 into the record.

The Commission held a discussion with both companies present.

Deputy Vice Mayor Long recognized that both companies would excel in constructing the new Pompey Park. However, he expressed a preference for Pirtle Construction, citing their 56 years of experience and established presence in Delray Beach.

The Mayor and other Commissioners supported the staff's recommendation to award the project to Core Construction.

A motion was made by Vice Mayor Casale, seconded by Commissioner Burns, to approve Resolution No. 2024-031 authorizing the City Manager to negotiate an Agreement with Core Construction as the top-ranked firm for the Pompey Park Recreation Center Construction Manager at Risk Solicitation (Project No. 16-102), pursuant RFQ No. 2024-031.

The motion carried by the following vote:

**Yes: 4** - Vice Mayor Casale, Commissioner Burns, Mayor Carney, and Commissioner Markert

**No: 1** - Deputy Vice Mayor Long

**approved**

There being no further business to discuss, Mayor Carney adjourned the meeting at 4:47 p.m.

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers.