



Cover Memorandum/Staff Report

File #: 26-0409

Agenda Date: 4/7/2026

Item #: 7.B.

TO: Mayor and Commissioners
FROM: Missie Barletto, Director Public Works
THROUGH: Terrence R. Moore, ICMA-CM
DATE: April 7, 2026

APPROVAL OF RESOLUTION NO. 70-26 TO AWARD AN AGREEMENT WITH KIEWIT CORPORATION FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR THE NORTHWEST NEIGHBORHOOD IMPROVEMENTS PROJECT (PUBLIC WORKS PROJECT NO. 17-020) PURSUANT TO RFQ NO. 2025-013 FOR PHASE NO. 1 IN THE AMOUNT OF \$763,816.00

Recommended Action:

Motion to Approve Resolution No. 70-26 to award an agreement with Kiewit Corporation for Construction Manager at Risk (CMAR) services for the Northwest Neighborhood Improvements project (Public Works Project No. 17-020), pursuant to RFQ No. 2025-013 in the amount of \$763,816.00; authorizing the City Manager to execute any amendments and/or renewals thereto and take any and all actions necessary to effectuate the intent of this resolution; providing an effective date; and for other purposes.

Background:

The project aims to improve roadways, pervious alleyways, sidewalks, swales, driveways, stormwater drainage systems, potable water mains, reclaimed water mains and sanitary sewer systems, while also implementing traffic calming measures and providing decorative street lighting, landscaping, and irrigation within the project area.

The project area is bordered by Lake Ida Road to the north, Swinton Avenue to the east, W. Atlantic Avenue to the south, and Interstate 95 to the west.

The Northwest Neighborhood Improvements project is being designed in three (3) separate construction phases:

Phases 1 and 2 - these phases encompass the area west of NW 5th Avenue, divided by Martin Luther King Jr. Drive (NW 2nd Street) into Phase 1 (northwest section) and Phase 2 (southwest section). Martin Luther King Jr. Drive was previously improved, providing a travel route that will experience minimal disruption during construction.

Phase 3 - this phase encompasses NW 5th Avenue and the area east of NW 5th Avenue. Martin Luther King Jr. Drive and portions of NW 5th Avenue were previously improved, providing a travel route that will experience minimal disruption during construction.

The roadways adjacent to the perimeter of the Pompey Park Community Center & Campus Improvements property are included in Phase 1. For Phases 1, 2 and 3, the open east-west corridors

include Lake Ida Road, Atlantic Avenue and Martin Luther King Jr. Drive. Phases 1 and 2 are anticipated to be slightly larger than Phase 3, with expected construction durations of 24 months each for Phases 1 and 2, and 18 months for Phase 3.

On December 18, 2024, the City issued Request for Qualifications (RFQ) No. 2025-013 to acquire a firm which will provide CMAR services related to the construction of this project.

On February 5, 2025, the City received three (3) submittals that met the requirements of RFQ No. 2025-013. A Selection Committee evaluated the proposals and the final scores are listed below:

Rank	Firm	Final Score
1	Kiewit Corporation	276
2	ManCon, Inc.	224
3	David Mancini and Sons Inc	222

In accordance with Florida Statutes, representatives from the Purchasing and Contracts Administration Division and Public Works Department conducted multiple negotiation meetings with Kiewit Corporation. Staff has reviewed the negotiated fee of \$763,816.00 for Phase I and finds it to be fair and reasonable. This fee will be paid based upon the proposed hourly rates and actual hours worked.

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.

Construction is currently expected to begin in the fall of this year and last approximately 42 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. 2025-013 Agreement
2. Exhibit A - Scope of Services
3. Exhibit B - Fee Proposal
4. Resolution No. 70-26
5. Legal Review Checklist
6. RFQ 2025-013 Solicitation

7. Kiewit Corporation Submittal

City Attorney Review:

Approved as to form and legal sufficiency

Funding Source/Financial Impact:

Funding is available from 334-41-340-541-69.47 (Capital Outlay NW Neighborhood Redesign) as approved in the Fiscal Year 2026 through 2030 Capital Improvement Program budget (Finance Project Code 41012). The CRA is funding this project. The City is also exploring other grant opportunities for this project which have yet to be determined.

Timing of Request:

Timely approval of this agreement is requested.