



Cover Memorandum/Staff Report

File #: 24-1432

Agenda Date: 11/4/2024

Item #: SP.1.

TO: Mayor and Commissioners
FROM: Eugene Bitteker, Chief Procurement Officer
THROUGH: Terrence R. Moore, ICMA-CM
DATE: November 4, 2024

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

Recommended Action:

Motion to approve Resolution No. 213-24 authorizing the City Manager to negotiate an Agreement with _____ as the top-ranked firm for The Pompey Park Recreation Center Construction Manager at Risk Solicitation (Project No. 16-102), pursuant to RFQ No. 2024-031.

Background:

On April 25, 2024 the City advertised Request for Qualifications (RFQ) No. 2024-031 for Pompey Park Recreation Center Construction Manager at Risk. On June 20, 2024, the City received eight (8) responses to the solicitation from the following entities:

Hensel Phelps
CORE Constructions Services of Florida
Pirtle Construction Company
Gulf Building LLC
Hedrick Brothers Construction
Kaufman Lynn Construction
Moss & Associates, LLC
SSE & Associates Inc

After Purchasing and Contract Administration Division concluded their due diligence, SSE & Associates Inc was deemed non-responsive to the solicitation. An evaluation committee was formed and comprised of the following individuals:

Missie Barletto, Public Works Director,
Anthea Gianniotis, Development Services Director,
Sam Metott, Parks & Recreation Director and
Rene Jadusingh, Community Redevelopment Agency Director
Non-scoring Technical Advisers were Jason Kaufman, Engineering Division Manager (Public Works) and Kevin Matthews, Project Manager II (Public Works)

The Committee independently evaluated the proposal based on the criteria disclosed in the Solicitation. After review of responses, the Committee met on August 6, 2024, to discuss, rank, and

to make a determination of a need for oral presentations. The scores were tabulated by the Purchasing and Contract Administration Division to arrive at the final score for each firm, and the rankings were as follows:

After review of 7 proposals, the Committee voted to hear oral presentations from the top 4 proposals.

On August 30th the Committee re-scored and re-ranked the four proposing firms. The final ranking was:

CORE Constructions Services of Florida	359.0	1
Pirtle Construction Company	358.0	2
Hensel Phelps	350.0	3
Gulf Building LLC	344.0	4

At the close of the presentations, CORE Construction Company of Florida was ranked number one (1) by the committee. The second-ranked firm, Pirtle Construction Company, scored 358 points, one point less than CORE.

Notice of award was posted on September 6, 2024, and a Bid Protest was subsequently received from Pirtle Construction Company (Pirtle). After review of the facts, the Protest was denied, and an appeal was filed by Pirtle. The City Manager Denied the appeal on October 4, 2024.

On October 15, 2025 brought forth to the Commission recommending entering into negotiations with the highest-ranked qualified firm, CORE Construction Company of Florida. In the alternative, if the Commission determines that it is in the best interest, the Commission may direct the City Manager to schedule presentations at a special meeting of the City Commission of the top ranked firms. The Commission table the item and ask the City Manager to schedule presentations with the top-ranked firms.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Funding is available from GL account 334-41-340-541.63-28 (Capital Outlay Pompey Pk/Community Ctr).