



Cover Memorandum/Staff Report

File #: 25-919

Agenda Date: 8/12/2025

Item #: 6.U.3.

TO: Mayor and Commissioners
FROM: Missie Barletto, Public Works Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: August 12, 2025

APPROVAL OF RESOLUTION NO. 136-25 TO AWARD AN AGREEMENT WITH BAXTER & WOODMAN, INC. FOR OWNER'S REPRESENTATIVE SERVICES FOR THE HISTORIC MARINE WAY SEAWALL, ROADWAY, UTILITY, DRAINAGE IMPROVEMENTS PROJECT, PURSUANT TO RFQ NO. 2024-039 IN THE AMOUNT OF \$2,256,673.60

Recommended Action:

Motion to Approve Resolution No. 136-25 to award an agreement with Baxter & Woodman, Inc. for Owner's Representative services for the Historic Marine Way Seawall, Roadway, Utility, Drainage Improvements project, pursuant to RFQ No. 2024-039 (Public Works Project No. 17-047) in the amount of \$2,256,673.60.

Background:

The City initiated a conceptual design of Marine Way Seawall and Dock Improvements in Fiscal Year 2017-2018 to replace an existing seawall that has failed along Marine Way, between the Atlantic Avenue Bridge and SE 1st Street. The failure of this seawall allows water from the Intracoastal Waterway to spill onto the roadway, which has eroded the roadway base and caused serious deterioration creating a public health and safety concern for the residents of Marine Way.

Marine Way, between Atlantic Avenue and SE 1st Street, has been experiencing flooding for at least the past 15 years. The proposed construction project includes installing new seawall with a higher cap elevation, adding a new underground stormwater pump station, upsizing drainage pipes, replacing water and sewer infrastructure, beautifying the area with a new shared-use paver road, resident parking, decorative street lighting, and other amenities along the corridor of Marine Way from the City Marina's dockmaster building (to the south) to Veterans Park (to the north).

The new 600 linear foot seawall along Marine Way will replace the existing rock revetment seawall, which is frequently overtopped by tidal events. The new seawall will provide increased flood protection against projected 30-year sea level rise and increased protection of local homes and business from property damage and revenue loss.

The City is responsible for the maintenance of the roadways, water, sewer, and drainage systems within the Historic Marine Way Neighborhood. Over several years, these roadways have experienced seasonal flooding due to King Tides and Inclement Weather Events. Furthermore, deterioration of the roadways has caused an increase in maintenance costs and has shortened the lifespan of the roadways.

On September 11, 2024, the City issued Request for Qualifications (RFQ) No. 2024-039 to acquire a firm which will provide Owner's Representative services related to the construction of this project.

On November 6, 2024, the City received four (4)) submittals, all of which were found to be responsive and responsible to the requirements of RFQ No. 2024-039. On January 29, 2025, the Selection Committee completed its review of the submittals and made the following ranking recommendations:

<u>Rank</u>	<u>Firm</u>	<u>Final Score</u>
1	Baxter & Woodman, Inc.	274
2	HBC Engineering	273
3	Keith and Associates, Inc.	248
4	Carnahan Proctor & Cross	241

In accordance with Florida Statutes, representatives from the Purchasing and Contracts Administration Division and Public Works Department conducted multiple negotiation meetings with Baxter & Woodman, Inc. On March 11, 2025, the first negotiation meeting was held. On April 9, 2025, the second meeting was held to finalize the terms of the Agreement.

Staff has reviewed the negotiated fee of \$2,256,673.60 and finds it to be fair and reasonable. This fee will be paid based upon the proposed hourly rates and actual hours worked.

Pre-construction is expected to begin Fall 2025, with construction commencement planned for Spring 2026 and project completion in Spring 2028. The Agreement terms will be from the date of full execution through the completion of work and full acceptance by the City.

The City, at its sole discretion, reserves the right to terminate any contract entered into pursuant to this Request for Qualifications (RFQ) with or without cause immediately upon providing written notice to the consultant. Upon receipt of such notice, the consultant shall not incur any additional costs under the contract. The City shall be liable only for reasonable costs incurred by the consultant prior to the date of the notice of termination. The City shall be the sole judge of "reasonable costs."

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

Attachments:

1. Resolution No. 136-25
2. Agreement RFQ No. 2024-039
3. Exhibit to Agreement RFQ No. 2024-039
4. Legal Review Checklist
5. RFQ Submittal - Baxter & Woodman, Inc.
6. Final Solicitation RFQ No. 2024-039

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source:

Funding in the amount of \$500,000 is available from 442-36-260-536-63.90 (Capital Outlay Other

Improvements) and \$16,074,772.40 is available from 448-38-300-538-68.60 (Capital Outlay Drainage Improvements) as approved in the Fiscal Years 2025 through 2029 Capital Improvement Program budget. FDEP Grant Agreement 22FRP42 provides for \$10,000,000 in federal funds to support this project.

Timing of Request:

Timely approval of this agreement is requested.