



Cover Memorandum/Staff Report

File #: 26-0433

Agenda Date: 3/26/2026

Item #: 16.D.1.

TO: Mayor and Commissioners
FROM: Missie Barletto, Director Public Works
THROUGH: Terrence R. Moore, ICMA-CM
DATE: March 26, 2026

APPROVAL OF RESOLUTION NO. 69-26 TO AWARD AN AGREEMENT WITH MAN CON, INC. FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR THE HISTORIC MARINE WAY SEAWALL, ROADWAY, UTILITY, AND DRAINAGE IMPROVEMENTS PROJECT PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2025-006 IN THE AMOUNT OF \$409,005.00

Recommended Action:

Motion to Approve Resolution No. 69-26 to award an agreement with Man-Con, Inc. for Construction Manager at Risk (CMAR) services for the Historic Marine Way Seawall, Roadway, Utility, and Drainage Improvements Project (Public Works Project No. 17-047), pursuant to RFQ No. 2025-006 in the amount of \$409,005.00

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 a new seawall with a higher cap elevation, adding a new underground master stormwater pump station, upsizing drainage pipes, replacing water and sewer infrastructure, beautifying the roadway area with a new shared-use paver road (near Deck 84), resident on-street 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 crested by tidal and King Tide seasonal events. The new seawall will provide increased flood protection against the projected 30-year sea level rise and increased protection of City infrastructure, roadways, 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.

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 November 2, 2024, the City issued Request for Qualifications (RFQ) No. 2025-006 to acquire a firm which will provide CMAR services related to the construction of this project.

On December 18, 2024, the City received one (1) submittal that met the requirements of RFQ No. 2025-006.

In accordance with Florida Statutes, representatives from the Purchasing and Contracts Administration Division and Public Works Department participated in negotiations with Man-Con, Inc beginning May 20, 2025. Staff have reviewed the negotiated fee of \$409,005.00 for Phase I and finds it to be fair and reasonable.

Following approval of the GMP, construction is expected to last approximately 24 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. 69-26
2. AIA Document A201
3. AIA Document A133
4. Exhibits to AIA
5. Legal Review Checklist

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source:

Funding is available from GL accounts 448-38-300-538-68.60 (Stormwater/Capital Outlay Drainage Improvements) in the amount of \$19,075,000.00 and 442-36-260-536-63.90 (Water Sewer Renewal-Replacement/Capital Outlay Other Improvements) in the amount of \$925,000.00 as approved in the Fiscal Years 2026 through 2031 Capital Improvement Program Budget (Finance Project Code 41053). Additional funds will be requested in future fiscal years as needed. 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.