



Cover Memorandum/Staff Report

File #: 26-0592

Agenda Date: 5/5/2026

Item #: 6.M.5.

TO: Mayor and Commissioners
FROM: Missie Barletto, Director Public Works
THROUGH: Terrence R. Moore, ICMA-CM
DATE: May 5, 2026

APPROVAL OF RESOLUTION NO. 71-26 TO AWARD AN AGREEMENT WITH KIEWIT INFRASTRUCTURE SOUTH CO. FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR THE TROPIC ISLE NEIGHBORHOOD IMPROVEMENTS PROJECT (PUBLIC WORKS PROJECT NO. 19-015) PURSUANT TO RFQ NO. 2025-023 IN THE AMOUNT OF \$565,288.00

Recommended Action:

Motion to Approve Resolution No. 71-26 to award an agreement with Kiewit Corporation South Co. for Construction Manager at Risk (CMAR) services for the Tropic Isle Neighborhood Improvements project (Public Works Project No. 19-015), pursuant to RFQ No. 2025-023 in the amount of \$565,288.00.

Background:

The Tropic Isle residential subdivision was constructed in the 1970s. The City of Delray Beach (City) is responsible for the maintenance of the roadways within the neighborhood, bound by McCleary Street to the north, Florida Boulevard to the west, Spanish Circle to the south, and the Intracoastal Waterway to the east. The neighborhood includes a total of approximately 5.75 miles of roadways.

Over many years, these roads have experienced uneven surface wear of the roadways, excessive sinkholes, asphalt cracking, and accelerated deterioration, which has adversely impacted roadway drainage and drivability. Furthermore, deterioration of the roadways has caused an increase in maintenance costs and has shortened the lifespan of the roadways. A recent engineering evaluation of the subsurface soils showed evidence of muck underneath the roadways which may be a leading factor in the roadway deterioration. In addition to the subsurface investigation, a utility assessment was conducted which determined that both the water and sewer infrastructure was more than 50 years old and nearing the end of their expected lifespans. The area also experiences seasonal flooding due to high tides and the increase in sea level rise. Some of the older average-sized homes have been replaced with larger, modern homes. The City is committed to improving the neighborhood's infrastructure and to continue to adequately serve its residents.

The Tropic Isle Neighborhood Improvements project is currently planned for construction in three (3) separate phases:

Phase 1 - encompasses the area from McCleary Street south to Allamanda Drive.

Phase 2 - encompasses Banyan Drive south to Fern Drive.

Phase 3 - encompasses Gardenia Drive south to Spanish Circle.

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 GMP for final completion of the project, based upon engineering plans, specifications and permits. The City, at its sole discretion, may decline to accept the CMAR’s GMP for any Construction Services and thereupon without penalty.

On February 19, 2025, the City issued Request for Qualifications (RFQ) No. 2025-023 to acquire a firm which will provide CMAR services related to the construction of this project.

On April 9, 2025, the City received five (5) submittals that determined to be responsive and responsible to the requirements of RFQ No. 2025-023 On June 13 2025 the Selection Committee evaluated the proposals, and the final scores are listed below:

(CMAR) Tropic Isle Neighborhood Improvements Services 2025-023		
Firm	Score	Rank
David Mancini and Sons, Inc	221.0	5.0
Kiewit Infrastructure South Co	272.0	2.0
Man-Con Inc	245.0	3.0
Ric-Man Construction Florida In	235.0	4.0
Whiting-Turner	283.0	1.0

The Evaluation Committee made a motion on June 13, 2025, Technical Evaluation Meeting to hear presentations from the following short-listed firms:

- No. 1. Rank - Whiting-Turner
- No. 2. Rank - Kiewit Infrastructure South Co.
- No. 3. Rank - Man-Con Inc

The third ranked firm Man-Con decided not to move forward with presentation. On July 30, 2025, presentations were conducted and the final ranking are listed as:

(CMAR) Tropic Isle Neighborhood Improvements Services		
Firm	Score	Rank
Kiewit Infrastructure South Co	278.0	1.0

Whiting-Turner	268.0	2.0
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On July 30, 2025, and upon completion of the meeting, the Selection Committee made a motion to go into negotiation with the top ranked firm.

Rank No. 1 Kiewit Infrastructure South Company 278.0

In accordance with Florida Statutes, representatives from the Purchasing and Contracts Administration Division and the Public Works Department conducted multiple negotiation meetings with Kiewit Infrastructure South Company. Staff has reviewed the negotiated fee of \$565,288.00 and finds it to be fair and reasonable. This fee will be paid based upon the proposed hourly rates and actual hours worked. Phase I (Pre-Construction) is expected to begin following approval of this agreement. Phase II (Construction) is currently expected to begin in the Fall of 2026 . The agreement terms will be from the date of full execution through the completion of work and full acceptance by the City.

Attachments:

1. Legal review Checklist
2. Resolution 71-26
3. Agreements
4. Exhibit A-E
5. Exhibit G RFQ
6. Exhibit F Scope of Services and Fee
7. Solicitation No RFQ 2025-023
8. RFQ submittal

Attorney Review:

Approved as to form and legal sufficiency.

Source/Financial Impact:

Funding for the Tropic Isle Neighborhood Improvements project (Finance Project Code 41030) is available from 448-38-300-538-68.03 (Stormwater Utility Capital/Capital Outlay Tropic Isles) and from 442-36-260-537-68.03 (Water and Sewer Capital/Capital Outlay Tropic Isles). This project has been awarded FDEP Grant Agreement 22SRP60, providing \$19,800,000 in state funds. And there is a Community Development Block Grant (CDBG) pending award for \$1,450,000. Additional funds will be requested in future fiscal years through the CIP budget.

Timing of Request:

Timely approval of this agreement is requested