



## Cover Memorandum/Staff Report

**File #:** 19-877

**Agenda Date:** 9/5/2019

**Item #:** 6.G.3.

**TO:** Mayor and Commissioners  
**FROM:** Keith Tomey, Acting Fire Chief  
**THROUGH:** Neal de Jesus, Interim City Manager  
**DATE:** September 5, 2019

APPROVAL OF RESOLUTION NO. 161-19 WITH GULF BUILDING, LLC. FOR FIRE STATION 113 AND EMERGENCY OPERATIONS CENTER DESIGN BUILD PROJECT

**Recommended Action:**

Motion to Approve Resolution No. 161-19 to accept the City Manager's recommendation of award and to authorize staff to negotiate an agreement with Gulf Building, LLC. for Fire Station 113 and Emergency Operations Center design build project pursuant to RFP No. 2019-008.

**Background:**

On November 28, 2018, the City of Delray Beach (City) issued a Request for Proposal for Fire Station 113 and Emergency Operations Center Design Build Project. The project goal is for the selected firm to complete the design, develop plans and specifications, and construct the fire station and emergency operations center using the guaranteed maximum price contract model. Once the contract is fully executed, the awarded firm will begin the design and pre-construction process. The firm will construct the facility in accordance with Construction Documents and the approved design by the City. The total construction time is fifteen (15) months.

On January 18, 2019, the City received a total of (7) responses to the RFP. The responsive bidders were:

Burke Construction
Core Construction
Gulf Building, LLC (PGAL)
Hedrick Construction CPZ
Kaufman Lynn Construction
Lemartec
West Construction

On March 15, 2019 and March 22, 2019, the Evaluation Committee reviewed and shortlisted the following firms for oral presentations:

Kaufman Lynn Construction
Gulf Building, LLC (PGAL)
West Construction

On March 29, 2019, oral presentations were held with the shortlisted firms to rank the firms to ascertain which firm will enter into negotiations to reach an agreement. The firms were ranked as follows:

Kaufman Lynn Construction - 1st Ranked
Gulf Building, LLC (PGAL) - 2nd Ranked
West Construction - 3rd Ranked

City Staff reviewed the required documents provided by the seven firms who submitted proposals and after shortlisting and ranking recommended the top ranked firm, Kaufman Lynn Construction, to enter into negotiation leading to a design build agreement for a guaranteed maximum price.

On April 9, 2019, the Purchasing Department formally posted a notice of intent to award to Kaufman Lynn Construction. On April 11, 2019, the Purchasing Department received a formal protest from Gulf Building, LLC. to the recommendation of award. On April 18, 2019, the Purchasing Director, in consultation with the City Attorney, formally denied the protest. On April 25, 2019, Gulf Building formally appealed the Purchasing Director's protest denial to the Interim City Manager. On August 23, 2019, in the City's best interests, the Interim City Manager formally rejected the proposal from Kaufman Lynn Construction, Inc. and recommended award to the second highest ranked proposer, Gulf Building, LLC.

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

**Attachments:**

1. Legal Review Checklist
2. Resolution No.
3. RFP No. 2019-008

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

Funds allocated from General Ledger after the final design build agreement is negotiated and executed.