

RESOLUTION 15-71

BE IT RESOLVED that appropriate officers of the City are authorized and directed to attempt to negotiate a Construction Management Agreement (including the form of the Construction Contract) with one of the Firms in the following order of ranking: First- GAC Contractors,
Second- Reliant South Construction Group , and
Third- Childers Construction,
with such changes and additions as may be approved by the City Manager, and to return the negotiated Agreement to the City Council for approval.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this 12th day of March, 2015.

CITY OF PANAMA CITY BEACH

By: 

Gayle F. Oberst, Mayor

ATTEST:




Holly White, City Clerk


Jo Smith, Deputy City Clerk

Memorandum

To: City Council Members

CC: Paul Casto, Drew Whitman, Al Shortt, Mel Leonard,
John Alaghemand

From: Mario Gisbert 

Date: March 6, 2015

Subject: Staff Rankings of "At Risk" Construction Managers for
the Proposed City Campus Police Department and Public
Works buildings

Staff prepared and advertised a Request for Qualifications (RFQ) in accordance with Florida Statute 287.055, related to retaining an "At Risk" Construction Manager to assist the City in implementing the initial construction elements of City administrative campus Master Plan, namely:

1. Construction of a free standing Public Works Facility, and
2. Construction of a free standing Police Department Facility,
3. Construction of Campus Infrastructure to support the Master Plan, and
4. Demolition and removal of certain current facilities on Campus.

Work is anticipated to proceed in three phases:

Phase I is pre-construction services including value engineering the plans in coordination with the architects and engineers who prepared them, and based upon the plans as may be modified with the City's approval, delivering a binding Guaranteed Maximum Price ("GMP") to construct the Project.

Phase II- A. If the GMP is accepted by the City, Phase II is construction services to deliver the two free standing buildings and the fueling center, along with utility services necessary to obtain Certificates of Occupancy.

Phase II-B is the remaining demolition of vacated buildings and completion of all infrastructure work (parking lot, stormwater facilities, etc.) for the project.

The City received a total of four Statement of Qualification (SOQ) packages in response to the advertisement. A review committee was appointed by the City Manager, comprised of the following people:

1. Paul Casto
2. Drew Whitman
3. Al Shortt
4. Mel Leonard
5. John Alaghemand

The committee members individually reviewed each of the SOQ's, ranking the submittals and providing the City Manager their top three submittals. Each committee member's rankings were compiled and the consensus top three firms chosen to make a presentation were, in alphabetical order:

1. Childers Construction
2. GAC Contractors
3. Reliant South Construction Group

All three firms made presentations to the committee on March 5th in the City Council meeting room. At the conclusion of the presentations, the committee voted and ranked the firms, in order of preference:

- 1st GAC Contractors
- 2nd Reliant South Construction Group
- 3rd Childers Construction

Staff now presents the rankings to the City Council for further action. The Council may accept the rankings as presented or modify the rankings to select the firm it deems to be the most highly qualified to provide the requested services. Once the Council selects the top ranked firm, staff will negotiate a contract with the firm for Phase I services, and the preliminary form of contract for Phase II-A and II-B services upon terms and at a rate or method of compensation the City determines is fair, competitive and reasonable.

At the conclusion of Phase I, the successful firm will be required to provide the City a Guaranteed Maximum Price ("GMP") to construct the entire Project (Phases II-A and II-B). The application of any cost savings below the GMP will be a subject of the initial negotiations. Upon receipt of the GMP, the City shall have the option of entering a construction contract with that firm, negotiating the GMP, or dismissing the firm and placing the construction documents prepared by the firm out to public bid. The firm shall not be prohibited from bidding. The negotiated contract shall be presented to the City Council for final approval.