

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 5, 2024

Agenda Item:

Estero on the River Phase 1 & 2 Construction Manager at Risk – RFP 2024-02

Approve the ranking of construction management firms for RFP 2024-02 as recommended by the Village of Estero’s selection committee. 1-Manhattan Construction, 2-Wright Construction, 3-Chris Tel Construction, 4-Seagate Development Group, 5-Brooks & Freund.

Authorize Village Staff to negotiate a contract with the top ranked firm.

Background:

Village of Estero Staff is proposing the Village hire a Construction Manager at Risk (CMAR) to construct the proposed Estero on the River Phase 1 Improvements and design, permit and construct the Phase 2 improvements.

The proposed Phase 1 improvements include an entry drive and parking lot off County Rd, a restroom building, a bridge over the Estero River, and a path on the south side of the Estero River.

The proposed Phase 2 improvements will include additional paths on the south side of the Estero River, a fence around the property south of the Estero River, and a path along the north side of Corkscrew Road. The CMAR firm will act as the Village’s representative and manage all aspects of the project.

Description:

Florida Statutes § 255.103 authorizes a governmental entity to select a construction management entity, pursuant to the process provided by Florida Statutes § 287.055, which is to be responsible for construction project scheduling and coordination in both preconstruction and construction phases and generally responsible for the successful, timely, and economical completion of public construction projects.

Pursuant to that authority, The Village of Estero issued an RFP for CMAR services for The Estero on the River Phases 1 and 2 project on March 15, 2024. Five very well qualified firms submitted proposals to the Village on April 26, 2024. Each of the firms were determined to be responsive, responsible, and qualified.

A Selection Committee was formed and evaluated the firms' proposals on May 24, 2024. The committee members individually ranked the firms. Their rankings were averaged to create a composite ranking. The committee proposed the following ranking.

1. Manhattan Construction
2. Wright Construction
3. Chris Tel Construction
4. Seagate Development
5. Brooks & Freund

The selection committee ranking is attached. If this ranking is approved by Council Village, staff will attempt to negotiate an acceptable contract with the top ranked firm. If agreement cannot be reached with the top ranked firm, negotiations will begin with the second ranked firm.

Action Requested:

Approve the ranking of construction management firms for RFP 2024-02 as recommended by the Village of Estero's selection committee. 1-Manhattan Construction, 2-Wright Construction, 3-Chris Tel Construction, 4-Seagate Development Group, 5-Brooks & Freund.

Authorize Village Staff to negotiate a contract with the top ranked firm.

Process and Timeline:

Village Staff will work with Manhattan Construction to negotiate a CMAR contract, including pre-construction services. Pre-Construction services will include plan reviews, cost estimates, project schedules and project bidding for Phase 1. Phase 2 pre-construction services will include design, permitting, and bidding for the proposed phase 2 path, perimeter fence and path along Corkscrew Road.

After bids are received and negotiated with the contractor, Village Staff will bring a construction contract back to Village Council for approval. This contract will include a Guaranteed Maximum Price (GMP) for construction and a detailed binding construction schedule.

Financial Impact:

There are no financial impacts with this agenda item. Village Staff will negotiate a contract with the top-ranked firm. The final contract will be brought back to the Village Council for approval.

Prepared by: David Willems & Steve Gillette

Attachments:

1. Location Map
2. Selection Committee Ranking
3. Selection Committee Meeting Minutes
4. RFP 2024-02
5. Manhattan Construction RFP 2024-02 Proposal