



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**August 29, 2017**

**ITEM TITLE:**

A Resolution accepting the recommendation of the Public Works Director, upon consultation with the Chief Procurement Officer, and in conjunction with the Evaluation/Selection Committee, to award the Construction Manager at Risk (CMR) for the Construction of A New Public Safety Building Project ("the Project") to The Weitz Company, LLC., the most qualified Proposer, pursuant to Section 2-1089 of the Procurement Code entitled "Construction manager-at-risk" and Request for Qualifications (RFQ) 2017.06.YG; authorizing the Public Works Director, upon consultation with the Chief Procurement Officer, to negotiate a Pre-Construction Services Agreement for the Pre-Construction phase of the project at an amount that is fair, competitive, and reasonable; Should negotiations fail with the most qualified Proposer, further authorizing the Public Works Director, upon consultation with the Chief Procurement Officer, to formally terminate negotiations and to commence negotiations with the next most qualified Proposer, up to the third ranked qualified Proposer, until a satisfactory agreement and contract amount that is fair, competitive, and reasonable is reached.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**BRIEF HISTORY:**

The purpose of this RFQ is to engage the services of a qualified and licensed Construction Manager at Risk (CMR) firm for the successful completion of a new Public Safety Building (the "Project"). The Project encompasses the construction of a new, state of the art, Public Safety Building of approximately 104,326 square feet and a 160 car secured parking garage to replace the deteriorating existing Public Safety Administration Building located at 2801 Salzedo Street in Coral Gables. The Proposed New Public Safety Building will be located at City owned Parking Lot "6" at the corner of Salzedo Street and Alcazar Avenue in Downtown Coral Gables. The new building will function as the City's Police Headquarters and Administration Department, Fire Department Administration Department, 911 Call Center and First Responders Dispatch Center, EOC Command and Operations, Fire Station 1, City's Human Resource Department and the City's Information Technology Department.

On June 7, 2017, the Procurement Division of Finance formally advertised, issued, and distributed the Construction Manager at Risk (CMR) for the Construction of a New Public Safety Building RFQ 2017.06.YG ("the RFQ"). Thereafter, on June 14, 2017, a non-mandatory pre-proposal conference was held with twenty (20) prospective proposers in attendance of the 111 prospective proposers who downloaded the RFQ package from Public Purchase, the City's web based e-Procurement service. On July 21, 2017, four (4) firms submitted proposals in response to the RFQ: James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company; Munilla Construction Management, LLC ("MCM"); The Weitz Company, LLC; Turner Construction Company.

On August 18, 2017, the Evaluation/Selection Committee convened to evaluate the four (4) responsive proposals, and after oral presentations and a question and answer session with each firm, the Evaluation/Selection Committee ranked the four (4) firms in the following order of preference: The Weitz Company, LLC (top-ranked), Turner Construction Company (second ranked), James B. Pirtle Construction Company, Inc., d/b/a Pirtle Construction Company (third ranked), and Munilla Construction Management, LLC (MCM) (fourth ranked). The Evaluation/Selection Committee recommended that the City award the RFQ and negotiate an agreement with The Weitz Company, LLC. The Evaluation/Selection Committee also recommended that should negotiations fail with The Weitz Company, LLC, that negotiations commence with the next ranked firm, up to the third ranked firm, until a satisfactory agreement and contract amount that is fair, competitive, and reasonable is reached.

The Public Works Director, upon consultation with the Chief Procurement Officer, concurs with the recommendation of the Evaluation/Selection Committee to award and negotiate an agreement with the recommended list of firms in order of preference, pursuant to Section 2-1089 of the Procurement Code and the RFQ.

After the successful negotiation of a Pre-Construction Services Agreement, a Resolution will be presented to the City Commission to approve the negotiated fixed fee for Pre-Construction Services and execution of a Pre-Construction Services Agreement with the qualified Proposer ("the Preconstruction Construction Manager / Preconstruction CM"). In accordance with Section 2 of the RFQ, at 60% completion of Construction Documents, the Preconstruction CM will provide the City with a Guaranteed Maximum Price (GMP) proposal for the Construction Phase of the project. After successful negotiations of a GMP that is fair, competitive, and reasonable, a separate Resolution will presented to the City Commission to approve the GMP proposal and execute a Construction

Services Agreement with the Preconstruction CM. Thereafter, the Preconstruction CM shall serve as the Construction Manager at Risk (CMR) and general contractor during the construction phase of the Project. The CMR shall be "at risk" for completing the Project as specified by the City, on time, and for the guaranteed price.

**FINANCIAL INFORMATION:**

<b>No.</b>	<b>Amount</b>	<b>Account No.</b>	<b>Source of Funds</b>
1	N/A	N/A	N/A
<b>Total:</b>	<b>N/A</b>		

**ATTACHMENT(S):**

1. Draft Resolution

2. Evaluation Results

3. RFQ Response