



Hallandale Beach
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400 South Federal Hwy
Hallandale Beach, FL 33009

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	June 21, 2017		Item Type: <small>(Enter X in box)</small>	Resolution <div style="text-align: center;">X</div>	Ordinance	Other	
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>		1st Reading		
	X		Public Hearing: <small>(Enter X in box)</small>		2nd Reading		
Funding Source:	GO Bond Fund		Advertising Requirement: <small>(Enter X in box)</small>		Yes		
	Parks Master Plan				No		
Account Balance:			Quasi Judicial: <small>(Enter X in box)</small>		Yes		
					No		
Project Number :	PA 151 Bluesten Park		RFP/RFQ/Bid Number:		RFP # FY 2014-2015-010		
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small> <div style="display: flex; justify-content: space-between;"> <div>Safety</div> <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <input checked="" type="checkbox"/> </div>				
Sponsor Name:	Roger M. Carlton, City Manager		Department: Office Of Capital Improvements		Steve Parkinson, Assistant City Manager		

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, ACCEPTING THE GUARANTEED MAXIMUM PRICE (GMP) OF TWENTY EIGHT MILLION FIVE HUNDRED FORTY FOUR THOUSAND (\$28,544,000.00) DOLLARS AND AWARDED CONSTRUCTION SERVICES (GMP) FOR RFP FY 2014-2015-010, CONSTRUCTION MANAGER AT RISK SERVICES TO KAUFMAN LYNN CONSTRUCTION, INC. FOR BLUESTEN PARK; AUTHORIZING FUNDS TO BE PAID FROM THE PARKS GENERAL OBLIGATION FUNDS; AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH KAUFMAN LYNN CONSTRUCTION, INC. TO EFFECTUATE THE PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

BACKGROUND

On February 6, 2015 the Construction Manager at Risk Request for Proposal (CMAR) for Bluesten Park was released. The RFP included a two phase award: Phase I for Preconstruction Services and Phase 2 for Construction Services - Guaranteed Maximum Price (GMP). On January 6, 2016, the City Commission awarded the CMAR Preconstruction Services to Kaufman Lynn Inc. in an amount not to exceed Three Hundred Forty Eight Thousand Seven Hundred and Thirty Dollars (\$ 348,730). As part of the Preconstruction Services, Kaufman Lynn was tasked to complete the Design Development for the project with ACAI Associates, to provide assistance in the cost containment process, materials and constructability recommendations.

A Guaranteed Maximum Price (GMP) contract is a cost-type open-book contract where the contractor is compensated for actual costs incurred plus a fixed fee subject to a ceiling price.

As part of the Pre-Construction services, Kaufman Lynn Construction, Inc. (KL) is required to present a final GMP to the City for consideration following issuance of the 90% Construction Documents for the construction of Bluesten Park and Right of Way Improvements.

CURRENT SITUATION

Construction projects typically involve three phases: planning, design, and construction. Under the CMAR method, the City selects the CMAR firm, which will later serve as the project general contractor. During the design phase, the general contractor will provide management services, such as constructability reviews of the design, construction scheduling and project cost estimates to the City.

Upon award of the GMP, the CMAR contract becomes a contract where the CMAR firm assumes responsibility for the performance of the work, including the work performed by project subcontractors. The City pays the CMAR firm the actual cost of the work plus the agreed-upon CMAR fee, up to the GMP Price. Any additional costs beyond the GMP is the responsibility of the CMAR.

The chart below represents the original GO Bond funding dollars of \$36,453,210 that was allocated for the construction of Bluesten Park. City Staff worked with Kaufman Lynn to reduce the overall cost of this project. The end result is a saving of \$4,856,532 to the original cost that was stated in the GO Bond Park Master Plan. This savings will increase if Staff is able to complete the project without using the contingency. It is also important to note that the Gulfstream Point project will contribute \$700,000 to the cost of Bluesten Park. Also, Gulfstream Park is in negotiations with the City to commit \$3,200,000 if a transit station is built near Bluesten Park.

Original GO Bond Bluesten Park Funding	\$36,453,210
Kaufman Lynn Original GMP 1/13/2017	\$30,561,000
Adjusted GMP for Lighting Enhancements	\$430,000
Value Engineering	(\$2,200,000)
Architect / Engineer Contract (ACAI 5.7%)	\$2,095,949
Pre-Construction Contract (Kaufman Lynn)	\$348,729
Current cost paid by City	\$183,000
Permits	\$425,000
Kaufman Lynn Contingency (Included in KL original GMP)	(\$1,370,000)
City's Project Contingency *	\$1,123,000
Revised GO Bond Bluesten Park Funding	\$31,596,678
GO Bond cost savings to City	\$4,856,532

Project Schedule

The 90% construction documents were submitted to the City on December 21, 2016. The documents have been reviewed by the Building Department. First round of comments were completed on February 27, 2017 and resubmitted on March 27, 2017. As set forth in the attached schedule, construction is estimated to be substantially completed within 418 days from the City's issuance of the Notice to Proceed to KAUFMAN LYNN CONSTRUCTION. Ground breaking is currently being coordinated and will be scheduled for the beginning of September. KAUFMAN LYNN CONSTRUCTION will begin full mobilization, pending permit approval, August 1, 2017.

Attached Exhibit 1.A and 1.B sets forth the full scope of services to be performed by Kaufman Lynn as well as the negotiated fee for the Pre-Construction services.

WHY ACTION IS NECESSARY

Pursuant to the City of Hallandale Beach Code of Ordinances Chapter 23, Section 23-4, Competitive Bidding Required, all purchases and contracts for equipment, supplies and contractual services, when the estimated cost shall exceed \$50,000 shall be based on competitive bids. Furthermore, pursuant to Chapter 23, Section 23-6 - Award of Contract, the City Manager shall have the authority to recommend to the City Commission award of contracts. Since this award exceeds the City Manager's authority, the award is being brought to the City Commission for approval.

Fiscal Impact:

As proposed in attached Exhibit A.1., Kaufman Lynn Construction Inc. will perform construction services for Bluesten Park for a Guaranteed Maximum Price of **\$28,544,000**. The development

will include: construction of three ballfields with all amenities, field house with concession area and restrooms, a 45,000 square foot YMCA building with pool, maintenance facility for Parks and & Recreation, multipurpose synthetic field, streetscape that will surround the streets that border the park, and a new SE 4th Avenue connector road that will provide north / south access once Old Federal Hwy has been vacated.

Proposed Action:

Staff recommends the City Commission authorize the City Manager to execute an agreement with Kaufman Lynn Construction, Inc., for the construction phase of Bluesten Park with a Guaranteed Maximum Price of Twenty Eight Million Five Hundred Forty Four Thousand dollars **(\$28,544,000)**, in substantially the same form as Exhibit A.1. Furthermore, authorize the City Manager to utilize the Parks General Obligation Fund to make any and all necessary purchases within the GMP approved amount.

Attachment(s):

Exhibit 1 – Resolution for Construction Phase Guaranteed Maximum Price
Exhibit A.1 – Agreement between the City of Hallandale Beach and Kaufman Lynn Construction, Inc.
Exhibit B-- Community Benefit Plan
Exhibit 2 – Estimated Project Cost – Construction Phase
Exhibit 3 – RFP# FY 2014-2015-010
Exhibit 4 – Preliminary Project Schedule
Exhibit 5 – 90% Bluesten Park - Site Plan