



Legislation Text

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Final Extension Term to Construction Management Agreements (B)

In 2012, the Gainesville Community Redevelopment Agency (CRA), acting both on its own behalf and as an agent for the City of Gainesville, issued a Request for Statement of Qualifications (RFQ) to obtain construction management professional services for Minor Projects.

For those CRA sponsored projects and improvements on City property, or property for which the City as a license/permit to contract or maintain, ("City projects") the City is the contract party and the City Commission the approving authority.

At the conclusion of the RFQ process, the CRA and City executed Continuing Services Agreements with five construction management firms: Oelrich Construction Inc., The Brentwood Company Inc., and Charles Perry Partners, Inc. (CPPI), Gray Construction and Foresight Construction. These are three-year (3) agreements with an option for the CRA and City to renew for two (2) additional one-year periods. The expiration terms vary by firm but generally expire end of 2016 or early 2017 and there is one renewal period left on the current agreements.

CRA has been meeting with an interagency team from City Purchasing, Facilities, Equal Opportunity, Parks, Recreation and Cultural Affairs, Public Works and GRU. Representatives from each area intend to move forward collaboratively on a joint RFQ for Construction Management Continuing Services to be managed by City Purchasing. The goal would be to contract with a list of qualified CM firms under a single contract that could be utilized by all areas and promote the participation of small, local and diverse firms.

In these meetings the team discussed barriers to participation on CM projects due to the bonding and insurance requirements for projects over certain dollar thresholds. CRA staff suggested working together to create more opportunities for small, local and diverse contractors by creating two new contractual opportunities; 1) continuing services contracts for general contractor's <\$300,000 and 2) continuing services for mechanical, electrical and plumbing services contracts <\$300,000. By creating these new contractual opportunities the team could begin to work with more small, local and diverse contractors in an effort to promote their participation on city projects, and help them build a "book of business" in the government contracting environment. The team has begun reviewing bid documents for these three solicitations and is receiving feedback from each area in an effort to ensure a fair and equitable process that encourages diverse participation.

Over the summer, the CRA was invited to the Promotion of Minority Owned and Minority Oriented Opportunities Special Committee meeting to report progress on these efforts as part of an overall update on the City's efforts.

City Purchasing has agreed to lead these efforts and a new Purchasing Manager has been hired. Along with this transition the Manager is in the process of hiring additional positions to assist in the current and future workload. The Department is not currently in a position to lead three solicitations of this size and scope at this time. GRU Purchasing has other commitments that prevent these contracts as being a high priority for their office at this time.

CRA staff is currently utilizing CPPI, Inc. on the NW 1st Avenue projects, Oelrich Construction on Depot Park-related projects and The Brentwood Company on the Cornerstone expansion and infrastructure work. The desire is to execute the final renewals on those three contracts so these critical projects can continue. Exercising this renewal will allow time for the team to complete their reviews and for City Purchasing to staff up and plan for the management of these solicitations in 2017.

At the November 21, 2016 CRA Board meeting, Staff's recommendation for the 2nd Amendment to Construction Management Agreements for CPPI, Inc., Oelrich Construction and The Brentwood Company was approved as presented, subject to review as to form and legality by the CRA Attorney. The recommendation is to also approve the same contract for CRA work on City-owned property.

None.

City Manager to City Commission: Approve the 2nd Amendment to Construction Management Agreements for CPPI, Inc., Oelrich Construction and The Brentwood Company as presented, subject to review as to form and legality by the CRA Attorney.