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Title: Bid Award - Clarence R. Kelly Community Center and Park (B)

This item is a request for the City Commission to authorize the bid award to Blackwater Construction Services, LLC for the construction of the Clarence R. Kelly Community Center and Park, located at 1701 NE 8th Avenue.

Sponsors:

Indexes:

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Attachments: 1. 200837A_WSPP-210016-DM Clarence R. Kelly Community Center - ITB_20210218, 2. 200837B_WSPP-210016-DM - Bid Set of Plans_20210218, 3. 200837C_WSPP-210016-DM - Specifications_20210218, 4. 200837D_WSPP-210016-DM - Addendum #1_20210218, 5. 200837E_WSPP-210016-DM - Addendum #2_20210218, 6. 200837F_WSPP-210016-DM - Addendum #3_20210218, 7. 200837G_WSPP-210016-DM - Addendum #4_20210218, 8. 200837H_WSPP-210016-DM - Bid Tabulation_20210218, 9. 200837I_WSPP-210016-DM - Bid Analysis_20210218, 10. 200837J_WSPP-210016-DM - Award Recommendation_20210218, 11. 200837K_O&M - Grounds and Events Worker - Maintain current hours of operation_20210218

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Bid Award - Clarence R. Kelly Community Center and Park (B)

This item is a request for the City Commission to authorize the bid award to Blackwater Construction Services, LLC for the construction of the Clarence R. Kelly Community Center and Park, located at 1701 NE 8th Avenue.

In 2018, Wild Spaces & Public Places (WSPP) worked with a design team and the community to establish a master plan for the Clarence R. Kelly Center site (CRK). On April 11, 2019, the General Policy Committee approved a building and park development scope of work, estimated to cost \$1,750,000. In the summer of 2019 staff negotiated a design services task assignment with Wannemacher Jensen Architects, Inc. (WJA) to provide construction documents, facilitate project permitting and provide construction administration services for a new CRK.

One Day Came, Inc. (ODC) went through a competitive Request for Qualifications (RFQ) solicitation in 2018 and was approved as a Construction Management at Risk (CMAR) firm for minor projects for the City of Gainesville (City). WSPP hired ODC in September 2019 to provide construction cost estimates throughout the design of the new Clarence R. Kelly Community Center and surrounding site development to ensure that the project could be constructed within budget. ODC provided WSPP with a budget report on the 60% construction documents and 90% construction documents indicating that the project was within the \$1,750,000 CRK project budget. On August 15, 2020, ODC provided WSPP with a Guaranteed Maximum Price (GMP) of \$2,845,161.

The intent was to use the City's CMAR contract (with ODC) once we had negotiated a GMP for work under \$2,000,000 using the City's Continuing Services CMAR contract. Work in excess of \$2,000,000 cannot be performed under the City's active continuing services contracts.

To validate the accuracy of the GMP proposal, staff retained J.E. Decker Construction Group to prepare an independent cost estimate. That detailed estimate was completed on October 16, 2020 and indicated that the project, as currently designed, would cost \$2,915,462 to build.

Based upon the projected price and the desire to maintain the project scope, staff terminated the task assignment with One Day Came, Inc. and proceeded with a design/bid/build procurement.

On December 22, 2020 the Purchasing Division solicited bids for the Clarence R. Kelly Community Center and Park project. A mandatory pre-bid conference was held on January 14, 2021 at 11:00 a.m. at the existing Clarence R. Kelly Community Center. A total of twenty-seven (27) bidders attended the pre-bid conference. All bids were due at 3:00 p.m. on February 9, 2021. A total of thirteen (13) bids were received by 3:00 p.m. Twelve (12) of these bids were from construction firms with one (1) firm submitting a bid solely for the playground and adult fitness equipment.

Staff recommends awarding this contract to Blackwater Construction Services, LLC in the amount of \$2,292,276.00 for construction of the new Clarence R. Kelly Community Center and Park. Blackwater Construction Services, LLC was determined to be the lowest responsible, responsive bidder as stipulated by the City's competitive bidding process.

Strategic Connection: This item is connected to Goal 3: A Great Place to Live and Experience and Goal 1: Equitable Community in the City's Strategic Plan and is a high priority.

Funds in the amount of \$2,478,137.44 are available for the Clarence R. Kelly Community Center and Park project; \$1,500,000.00 from the Clarence R. Kelly Community Center Wild Spaces & Public Places ½ cent sales tax project account and \$978,137.44 from the WSPP unobligated fund balance. Funding above the beyond the construction contract amount with Blackwater Construction Services, LLC is for owner direct purchases of the following: furniture for the new building, IT equipment from GRU, park signage, 1% for public art, permit fees (tree mitigation, site work and building permits), and owner's contingency.

The annual increase in operating and maintenance costs after the Clarence R. Kelly Community Center and Park project is complete is approximately \$40,839.00 for a .5 FTE Grounds and Events Worker, additional utility costs, materials and supplies. This .5 FTE is needed to maintain the expanded park. The hours of operation for the Clarence R. Kelly Community Center would remain as is under this proposed staffing model, but could be expanded in future years as directed by the City Commission.

The City Commission: 1) award the bid to Blackwater Construction Services, LLC for the construction of the Clarence R. Kelly Community Center and Park; and 2) authorize the City Manager or designee to execute all contract documents and other necessary documents, subject to approval by the City Attorney as to form and legality.