



Legislation Text

File #: 21-1156, **Version:** 1

Agenda Item Name:

Request Approval to Piggyback off City of Gainesville's Construction Manager at Risk Contract with BBI for Cuscowilla Nature & Retreat Center Improvements

Presenter:

Gina Peebles, 352-538-8265

Description:

Request Approval of the Agreement for the County to Piggyback off City of Gainesville's Construction Manager at Risk Contract with BBI for Cuscowilla Nature & Retreat Center Improvements. These improvements include, but are not limited to: HVAC replacement with new efficient VRF System; bringing all electrical and plumbing systems up to current building code; electrical and plumbing fixture replacement; providing ADA accessibility; roof replacement; energy efficient window replacement; new flooring; and interior and exterior finishes

Recommended Action:

Approve the Agreement for the County to piggyback off of the City of Gainesville's Construction Manager at Risk Contract with BBI solely for Cuscowilla Nature & Retreat Center Improvements, and authorize Chair to sign the Agreement.

Additionally, delegate the following authority to staff and the Chair, subject to a cumulative Not-To-Exceed amount of \$2,000,000.00:

Authorize the Director of Facility Management and Assistant County Manager-Chief of Staff to act as co-Project Managers for the Project and to approve, execute and issue required documents per the Agreement such as Exhibit C, Individual Project Description and Applicable Documents and Guidelines and Exhibit H, Notice to Proceed;

Authorize the Director of Facility Management or Assistant County Manager-Chief of Staff to negotiate the terms necessary to complete Exhibit F, Project Specific Requirements and Pre-Construction Services Fees, with the Contractor and delegate authority to the Chair to approve and execute Exhibit F after receipt of written recommendation from the County Manager; and

Authorize the Director of Facilities Management or Assistant County Manager-Chief of Staff to negotiate the terms necessary to complete Exhibit E, the Guaranteed Maximum Price Agreement, and delegate authority to the Chair to approve and execute the Guaranteed Maximum Price Agreement after receipt of written recommendation from the County Manager.

Prior Board Motions:

N/A

Fiscal Consideration:

Not to exceed \$2 million as budgeted through Wild Spaces Public Places (WSPP); (\$2.7 million was set aside for this project, approximately \$0.7 million has been spent through 12/1/21, leaving approximately \$2 million for the remainder of the renovations). Funded in: 021.41.4100.572.46.00; 021.41.4100.572.63.98
Project 8204102 Cuscowilla Renovations

Strategic Guide:

Social and Economic Opportunity

Background:

The County recently attempted to competitively procure the improvements for Cuscowilla Nature & Retreat Center via Invitation to Bid 21-995, but no bidders responded. The deadline was extended for three weeks, and additional information and clarification was provided, but, again, no bidders responded. Since no bids were received, the County is now exempt from the competitive procurement requirements of section 255.20, Florida Statutes. As time is of the essence to complete necessary Cuscowilla improvements to permit overnight camping in June 2022, staff is recommending we piggyback off the City of Gainesville's Construction Manager at Risk Contract with BBI solely for the Cuscowilla improvements. The City of Gainesville process meets Alachua County's established procurement processes. The City of Gainesville's Agreement is an annual contract, which means that it was not awarded for a specific project, but rather was intended to be used for general construction services that may arise on an as-needed basis. The following is a general description of how the Agreement would work. The City of Gainesville's Agreement sets for a process by which the City, or in our case the County, would initiate the request for services (Exhibit C). Thereafter, BBI would present a proposed project schedule (Exhibit D) and the parties (BBI and the County) would negotiate the scope of the services requested, the cost for pre-construction services, as well as other certain other terms related to the requested services (Exhibit F). Thereafter, the County would provide design/construction documents to BBI. BBI will use those design/construction documents calculate and determine its proposed Guaranteed Maximum Price (Exhibit E) to construct the improvements requested by the County. Once the parties agree upon a GMP, the parties would execute the Guaranteed Maximum Price Agreement (Exhibit E). Thereafter, the County would issue a Notice to Proceed to BBI and BBI would commence constructing the requested improvements.