

Resolution No. 2024-3285

A Resolution of the City of Sanford, Florida, amending the City's annual operating budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024, relating to the amendment to the New Mayfair Golf Course Clubhouse Project; providing for general and specific implementing administrative actions; providing for a savings provision; providing for conflicts; providing for severability and providing for an effective date.

Whereas, the Commission of the City of Sanford, Florida has adopted an annual operating budget for the fiscal year beginning October 1, 2023 and terminating on September 30, 2024 specifying certain projected revenues and expenditures for the operations of Sanford municipal government; and

Whereas, the City's budget provides for certain methodologies and criteria for the expenditure of budgeted funds during the course of the City's fiscal year; and

Whereas, from time-to-time circumstances and events may require that the original City budget and implementing provisions may need revision such as the City's New Mayfair Golf Course Clubhouse Project; and

Whereas, the City Commission, in its judgment and discretion, has the authority to adjust the budget to more closely coincide with actual and expected events and the sound implementation of the projects and programs of the City such as the City's New Mayfair Golf Course Clubhouse Project,

Now, therefore, be it adopted and resolved by the City Commission of the City of Sanford, Florida as follows:

Section 1. Adoption of Budget Amendment; City's New Mayfair Golf Course Clubhouse Project.

The annual operating budget of the City of Sanford for the fiscal year beginning October 1, 2023 and terminating on September 30, 2024 is hereby revised and amended to address the City's New Mayfair Golf Course Clubhouse Project as set forth in the Exhibit to this Resolution. Except as amended herein, the annual operating budget for the City of Sanford for fiscal year beginning October 1, 2023 and terminating on September 30, 2024 shall remain in full force and effect.

Section 2. Implementing Administrative Actions; Procurement of Goods and Services Relating to the City's New Mayfair Golf Course Clubhouse Project.

The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Resolution by means of such administrative actions as may be deemed necessary and appropriate with regard to the provisions of this Resolution. Notwithstanding the generality of the foregoing, the City Manager, or designee(s), shall have authority to implement the procurement of goods and services under the requirements of the City's New Mayfair Golf Course Clubhouse Project. Such activities shall be implemented in accordance with the Purchasing Policies and Procedures of the City and controlling State law.

Section 3. Savings.

The prior actions of the City of Sanford relating to the adoption of the City budget and related activities to include, but not be limited to, those relating to the City's New Mayfair Golf Course Clubhouse Project, are hereby ratified and affirmed. This

ratification and affirmation includes, but is not limited to, the actions taken by the City's owner's representative, ZHA Associates, Inc., and those related to the selection of Wharton-Smith Inc. while establishing a guaranteed maximum price.

Section 4. Conflicts.

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

Section 5. Severability.

If any section, sentence, phrase, word, or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 6. Effective Date.

This Resolution shall become effective immediately upon adoption.


Passed and adopted this 26th day of August, 2024.

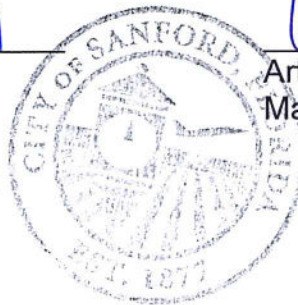
Attest:

City Commission of the City of Sanford

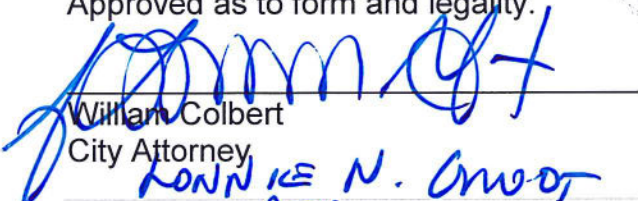


Traci Houchin, MMC, FCRM
City Clerk


Art Woodruff
Mayor



For use and reliance of the Sanford City Commission only.
Approved as to form and legality.


William Colbert
City Attorney

REQUEST FOR BUDGET AMENDMENT

Fiscal Year 2024

Department: Parks & Recreation

Division: Mayfair

Date: 8/26/2024

CHANGES IN REVENUES

REVENUE ACCOUNT NUMBER						Current Budget	Current Unrealized (Budget)	Amount of Change	Adjusted Unrealized
Fund	Revenue	Act Cd	Ele	Project #	Revenue Account Title				
001	0000	389	98	00	Use of Reserves	\$ 10,593,534	\$ 10,593,534	\$ 3,800,000	\$ 14,393,534
455	0000	389	98	00	Use of Reserves	-	-	1,900,000	1,900,000
455	0000	381	01	00	Transfer from General Fund	373,655	373,655	3,800,000	4,173,655
TOTAL CHANGES IN REVENUES								\$ 9,500,000	

CHANGES IN EXPENDITURES

EXPENDITURE ACCOUNT NUMBER						Current Budget	Current Balance	Amount of Change	Remaining Balance
Fund	Dpt/Div	Activity	Obj	Ele	Project #	Expenditure Account Title			
455	5502	575	62	00	MF1901	Buildings	-	-	5,700,000
001	7979	581	91	79		Transfer to Mayfair	373,655	373,655	4,173,655
TOTAL CHANGES IN EXPENDITURES								\$ 9,500,000	

REASON FOR AMENDMENT: Mayfair Clubhouse Construction GMP

DIRECTOR APPROVAL: _____ DATE: 8/12/24
 FINANCE APPROVAL: Cynthia Lindsey DATE: 8/12/24
 CITY MANAGER APPROVAL: _____ DATE: 8/12/24
 CITY COMMISSION AGENDA DATE: 8/26/24 APPROVED? Y

FOR FINANCE USE

Entry Date: _____ Batch Number: _____ Document #: BA 11-106

Mayfair Clubhouse
City of Sanford
ESTIMATING WORKSHEET SUMMARY

Building Area 6,438



SF

LINE	Spec	DESCRIPTION	\$/SF		TOTAL	COMMENTS
1		Direct Costs				
2	030000	Cast in place concrete	\$ 55.63		358,100	
3	040000	Masonry	\$ 8.27		53,235	
4	050000	Structural Steel	\$ 29.83		191,999	
5	061000	Prefabricated Structural Wood	\$ -		0	Incl. Turnkey in Div. 061753
6	061753	Prefabricated Structural Wood Trusses	\$ 56.23		362,005	
7	062000	Finish Carpentry	\$ 22.45		144,498	
8	072119	Foamed In Place Insulation	\$ 3.00		19,300	
9	072500	Damproofing & Waterproofing	\$ 1.40		9,000	
10	074111	Metal Roofing	\$ 28.65		184,417	
11	074643	Siding	\$ 23.45		150,934	
12	081000	Doors, Frames & Hardware	\$ 10.84		69,809	
13	081433	Aluminum Clad Wood Doors	\$ 10.37		66,731	
14	085200	Aluminum Clad Wood Windows	\$ 10.00		64,361	
15	092116	Drywall	\$ 30.37		195,488	
16	095100	Acoustical Ceilings	\$ 1.37		8,813	
17	096000	Flooring	\$ 5.27		33,900	
18	096700	Fluid-Applied Flooring	\$ 2.25		14,499	
19	099000	Painting	\$ 4.48		28,849	
20	102000	Specialties	\$ 9.62		61,914	
21	101400	Signage	\$ 1.79		11,510	
22	114000	Food Service Equipment - By Owner	\$ -		0	by Owner
23	129000	Site Furnishings - Included in Division 10	\$ -		0	Incl. in Div. 102000
24	210000	Fire Sprinklers	\$ 8.81		56,740	
25	220000	Plumbing	\$ 36.27		233,464	
26	230000	HVAC	\$ 55.38		356,530	
27	260000	Electrical	\$ 77.76		500,606	
28	280000	Safety and Security	\$ 1.55		10,000	Allowance
29	310000	Site earthwork, Utilities & Paving	\$ 111.45		717,473	
30	323113	Fencing	\$ 2.76		17,784	
31	329300	Landscaping & Irrigation	\$ 32.58		209,711	
32		TOTAL DIRECT COSTS	\$ 641.81		4,131,669	
33		Indirect Costs				
34		General Conditions	\$ 106.15	12.01%	683,365	
35		General Requirements	\$ 40.85	4.62%	262,971	
36		A/E Design & C/A Fees				by Owner
37		BIM Services	\$ 0.88	0.10%	5,688	
38		IT Software	\$ 1.86	0.21%	11,945	
39		Design Contingency	\$ -	0.00%	0	
40		Escalation Contingency	\$ -	0.00%	0	
41		General Liability Insurance	\$ 9.28	1.05%	59,723	
42		Builder's Risk Insurance	\$ 1.59	0.18%	10,204	
43		Permits Allowance	\$ 6.21		40,000	Allowance
44		P&P Bond	\$ 6.08	0.69%	39,134	
45		SUBTOTAL	\$ 814.71		5,244,699	
46		Tax Savings Allowance	\$ (8.54)		(55,000)	Allowance
47		Construction Contingency	\$ -	0.00%	0	
48		Owner Contingency	\$ 24.44	3.00%	157,341	
49		Subtotal	\$ 830.61		5,347,040	
50			\$ -			
51		Fee	\$ 52.96	6.50%	340,905	
52		Guaranteed Maximum Price	\$ 883.56		5,687,945	



CITY OF
SANFORD
FLORIDA



APPROVED

WS __ RM X

Item No. 9.F

CITY COMMISSION MEMORANDUM 24-253
AUGUST 26, 2024 AGENDA

TO: Honorable Mayor and Members of the City Commission
PREPARED BY: Craig Radzak, Assistant City Manager
SUBMITTED BY: Norton N. Bonaparte, Jr., ICMA-CM, City Manager
SUBJECT: Approve Procurement/Guaranteed Maximum Price; Construction Services;
New Mayfair Golf Course Clubhouse Project RFQ 22/23-25; Budget
Amendment Resolution No. 2024-3285; \$5,687,945

STRATEGIC PRIORITIES:

- Unify Downtown & the Waterfront
- Promote the City's Distinct Culture
- Update Regulatory Framework
- Redevelop and Revitalize Disadvantaged Communities

SYNOPSIS:

Approve Resolution No. 2024-3285 to amend the budget and approve the guaranteed maximum price (GMP) of \$5,687,945 with Wharton-Smith, Inc. being awarded the contract for the construction of the New Mayfair Golf Course Clubhouse Project under Request for Qualification (RFQ) 22/23-25 is requested.

FISCAL/STAFFING STATEMENT:

Funds for the New Mayfair Golf Course Clubhouse project are set aside in reserves in the General Fund and the Golf Fund. Included in the GMP amount of \$5,687,945 is \$180,000 for contingency for unforeseen conditions and an anticipated \$150,000 in buy out savings after final negotiations with the subcontractors. This potential total reduction of \$330,000 could reduce the GMP at project completion.

BACKGROUND:

Pursuant to the City's Purchasing Policy and the *Consultants Competitive Negotiation Act (CCNA)* CMAR services under Sections 255.103, 255.20, 287.055, *Florida Statutes*, allows the City to use a hybrid process for competitive selection of firms with whom to negotiate a construction manager at risk CMAR contract for a public construction project.

CMAR is a project delivery method for construction projects that involves hiring a construction manager (CM) to oversee the project from start to finish. The CM acts as a consultant to the City (as owner) during the design and development phases and as a general contractor during construction.

The City issued RFQ 22/23-25 to select, using a two-step process, a CMAR firm for the New Mayfair Golf Course Clubhouse project with the following events occurring:

First Advertisement:	September 25, 2023
Pre-Proposal Meeting:	October 12, 2023
Deadline for Questions:	October 26 2023
Proposal Due Date:	November 2, 2023
1 st Evaluation Committee Meeting:	November 7, 2023
2 nd Evaluation Committee Meeting:	November 16, 2023
Issue Step 2 to Short List (Schedule Interviews):	December 1, 2023
Interview Firms on Short List: Rank Submissions:	December 6, 2023
City Commission Ranking Approval:	January 9, 2024

After approval of the rankings by the City Commission, the City and the City's owner's representative, ZHA Associates, Inc. (ZHA), successfully negotiated with the top ranked firm, Wharton-Smith Inc. to establish a GMP of \$5,687,945. Wharton-Smith Inc. is a locally based corporation headquartered in Sanford. Wharton-Smith Inc has successfully completed multiple projects in the City including the Public Safety Complex, River Walk projects and Public Works restroom renovations.

ZHA, it should be noted, was founded in 1983 and based in Orlando, Florida as a multi-disciplinary consulting firm that provides a range of customized professional and technical services, including planning, program management, general consulting and the role of owner's authorized representative, to diverse clients in private and public sectors.

LEGAL REVIEW:

The Assistant City Attorney has assisted in this matter and has no legal objection to the proposed actions as well as the implementation of the procurement and construction activity pursuant to the City's Purchasing Policies and Procedures and controlling State law.

RECOMMENDATION:

City staff recommends that the City Commission approve Resolution No. 2024-3285, to amend the budget, and approve the GMP of \$5,687,945 for CMAR services for the New Mayfair Golf Course Clubhouse Project, award the implementing contract to Wharton-Smith Inc. under RFQ 22/23-25.

SUGGESTED MOTION:

"I move to approve Resolution No. 2024-3285, and approve the procurement and award, as proposed, to Wharton-Smith Inc."

- Attachments: (1). GMP Document.
(2). Resolution No. 2024-3285.