CITY OF TAMARAC
CITY COMMISSION WORKSHOP

Conference Room 105
Monday, September 8, 2025
11:00 AM

Call to Order

Roll Call

Pledge of Allegiance

1. Agenda

1.a Design/Build for Sabal Palm Park Project (RFP No. 25-14R)

Adjournment

The City Commission may consider and act upon such other business as may come before it. In the event this agenda must be revised, such revised copies will be available to the public at the City Commission Workshop.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person, requiring any accommodations or assistance, please notify the City Clerk's Office at 954-597-3505 of the need at least 48 hours (2 days) in advance. Additionally, if you are hearing or speech impaired and need assistance, you may contact the Florida Relay Service by dialing 7-1-1.

TAMARAC
The City For Your Life

AGENDA ITEM NO. 1.a

CITY COMMISSION WORKSHOP AGENDA ITEM REPORT

DATE:	September 8, 2025
SUBMITTED BY:	Kimberly Dillon
ITEM TYPE:	Presentation
AGENDA SECTION:	Agenda
TITLE:	Design/Build for Sabal Palm Park Project (RFP No. 25-14R)

ATTACHMENTS:
09082025 workshop agenda.pdf
Memo-Commission Workshop_ 25-14R - Sabal Palm Park Project.docx
Price - Bid Tab (25-14R).xlsx
Master Evaluation Worksheet (25-14R).xlsx

City Commission Workshop

AGENDA

Design/Build for Sabal Palm Park Project (RFP No. 25-14R)

7525 NW 88th Avenue, Tamarac, FL 33321, Room # 105 @ 11:00AM – 3:30PM

Oral Presentations of Proposals

September 8th, 2025

1. Meeting Called to Order
2. Project Overview & Purpose of Meeting
3. Schedule of Oral Presentations (Note: Order of participants drawn by lottery)
    i. 11:00AM to 11:45AM - Di Pompeo Construction Corp.
        - 11:00AM to 11:20AM - Proposer's Presentation
        - 11:20AM to 11:40AM - Questions from Commission

    ii. 11:45AM to 12:30PM - Waypoint Construction Group
        - 11:45AM to 12:05PM - Proposer's Presentation
        - 12:05PM to 12:25PM - Questions from Commission

    iii. 12:30PM to 1:15PM - Commission Recess

    iv. 1:15PM to 2:00PM - Recreational Design Contracting
        - 1:15PM to 1:35PM - Proposer's Presentation
        - 1:35PM to 1:55PM - Questions from Commission

    v. 2:00PM to 2:45PM - Franjo Builders LLC
        - 2:00PM to 2:20PM - Proposer's Presentation
        - 2:20PM to 2:40PM - Questions from Commission

4. Commission Deliberation
5. Adjournment

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
PARKS & RECREATION DEPARTMENT

TO: Levent Sucuoglu
City Manager

THRU: Maxine Calloway
Deputy City Manager

FROM: Melissa Petron,
Director, Parks & Recreation Department

DATE: September 24th, 2025

RE: **Evaluation of Bid # 25-14R for Design-Build of Sabal Palm Park Project.**

Recommendation:
The Parks & Recreation Department Director recommends that the City Commission review the responses to Bid # 25-14R and provide consensus on next steps in approving an agreement between the City of Tamarac and a proposer for Design-Build of Sabal Palm Park Project.

Issue:
Approval of the bid award is for the September 10th 2025, City Commission meeting, pending direction from the City Commission at the September 8th, 2025, City Commission Workshop. Staff has attached a list of documents to assist the Commission in the review process.

Background:
The adopted 2014 Parks Masterplan identified the need for an additional dog park to serve the community surrounding Westside Park. The City of Tamarac is seeking to engage a qualified proposer for the Design-Build of the Sabal Palm Park Project. The project site is an approximate eight (8) acre lot located at Sabal Palm Avenue, in Tamarac. The proposed elements include native landscaping on at least 30% of the site; an 8 foot concrete multi-use path, one (1) central covered fitness station (with play equipment), an approximate 1,200 square feet restroom/storage facility with concession area, a 6,000 square feet splash pad, two (2) large picnic shelters, a multipurpose rectangular field, multipurpose bleachers, a basketball/pickleball court, a dog park, on-site parking, perimeter fencing, irrigation, landscape improvements, lighting, video, security system, wifi, fiber network infrastructure and associated park features.

This project scope includes developing cost estimates with product specifications, design plans with details, permitting, and construction in accordance with the terms, conditions and requirements contained in the Request for Proposal (RFP).

The Contractor shall furnish all design and construction, including labor, tools, equipment, materials, supplies, manufactured articles, furnishing all transportation and services, including fuel, power, water, essential communications, etc., as necessary to complete the project, along with all engineering, shop drawings, and other documentation necessary to obtain all applicable permits and all bonds, securities, licenses and insurance to complete the project as specified herein and within the Project Design Plans.

Procurement Review:
The Procurement Division issued RFP 25-14R for Design-Build of Sabal Palm Park Project on May 22nd, 2025. At the June 18th, 2025 bid closing, four (4) proposals were received and opened in response to the RFP. An Evaluation Committee meeting was conducted on August 21st, 2025, and the Evaluation Committee scored the proposals. Oral Presentations will be provided to the City Commission at a Workshop, scheduled for September 8th, 2025, at which time staff anticipates consensus on the preferred proposer.

The estimated timeline for completion is five hundred (500) days after issuance of "notice to proceed." A summary of the cost proposals is provided below:

Overview of Specifications and Schedule of Prices					
		Di Pompeo Construction Corp	**Franjo Builders, LLC**	**Recreation Design & Construction**	**Waypoint Contracting, Inc.**
Price Schedule # 1 - Indemnificaiton		$10.00	$10.00	$10.00	$10.00
Price Schedule # 2: General Park Requirements		$10,130,515.00	$6,921,080.00	$10,923,520.00	$8,133,453.95
Price Schedule # 3: Information Technology Requirements		$520,000.00	$256,580.00	$1,242,840.00	$236,045.00
Price Schedule # 4: Site Remediation Requirements		$1,026,475.00	$1,026,475.00	$1,995,630.00	$2,074,380.80
Total Contract Amount		$11,677,000.00	$8,204,145.00	$14,162,000.00	$10,443,889.75

Fiscal Impact:
$9,903,720 was Budgeted in 2024 for this project in project PW 20H.

Melissa Petron

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Melissa Petron
Director, Parks & Recreation Department

RFP 25-14R -- DB SABAL PALM PARK PROJECT

				Franjo Builders, LLC		Waypoint Contracting, Inc		Di Pompeo Construction Corp.		Recreational Design & Construction	
Line Item	**Description**	**Quantity**	**Unit of Measure**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
Price Schedule 1 - Indemnification											
1	Indemnification	1	Lump Sum	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00
Subtotal:					**$ 10.00**		**$ 10.00**		**$ 10.00**		**$ 10.00**
Price Schedule 2 - General Park Requirements											
2	Design	1	Lump Sum	$ 565,900.00	$ 565,900.00	$ 650,620.00	$ 650,620.00	$ 677,000.00	$ 677,000.00	$ 1,357,001.00	$ 1,357,001.00
3	Construction	1	Lump Sum	$ 6,355,180.00	$ 6,355,180.00	$ 7,482,833.95	$ 7,482,833.95	$ 9,453,515.00	$ 9,453,515.00	$ 9,566,519.00	$ 9,566,519.00
Subtotal:					**$ 6,921,080.00**		**$ 8,133,453.95**		**$ 10,130,515.00**		**$ 10,923,520.00**
Price Schedule 3 - Information Technology Requirements											
4	Design	1	Lump Sum	$ 71,580.00	$ 71,580.00	$ 18,500.00	$ 18,500.00	$ 20,000.00	$ 20,000.00	$ 60,000.00	$ 60,000.00
5	Construction	1	Lump Sum	$ 185,000.00	$ 185,000.00	$ 217,545.00	$ 217,545.00	$ 500,000.00	$ 500,000.00	$ 1,182,840.00	$ 1,182,840.00
Subtotal:					**$ 256,580.00**		**$ 236,045.00**		**$ 520,000.00**		**$ 1,242,840.00**
Price Schedule 4 - Site Remediation Requirements											
6	Site Clearing of Vegetation	1	Lump Sum	$ 214,651.00	$ 214,651.00	$ 48,950.00	$ 48,950.00	$ 89,943.00	$ 89,943.00	$ 992,731.00	$ 992,731.00
7	Source removal	1	Lump Sum	$ 321,000.00	$ 321,000.00	$ 1,516,880.00	$ 1,516,880.00	$ 400,000.00	$ 400,000.00	$ 524,347.00	$ 524,347.00
8	Soil Blending	1	Lump Sum	$ 136,996.00	$ 136,996.00	$ 446,000.00	$ 446,000.00	$ 291,767.00	$ 291,767.00	$ 280,312.00	$ 280,312.00
9	Post Remediation Testing & Reporting	1	Lump Sum	$ 50,000.00	$ 50,000.00	$ 25,350.00	$ 25,350.00	$ 98,600.00	$ 98,600.00	$ 141,600.00	$ 141,600.00
10	Engineering Controls	1	Linear Feet	$ 303,828.00	$ 303,828.00	$ 37,200.80	$ 37,200.80	$ 146,165.00	$ 146,165.00	$ 56,640.00	$ 56,640.00
Subtotal:					**$ 1,026,475.00**		**$ 2,074,380.80**		**$ 1,026,475.00**		**$ 1,995,630.00**
TOTAL					**$ 8,204,145.00**		**$ 10,443,889.75**		**$ 11,677,000.00**		**$ 14,162,000.00**

RFP-14R Design/Build for Sabal Palm Park Project
Evaluation Summary Sheet
for August 21st, Evaluation Committee Meeting

Di Pompeo Cconstruction Corp.	Max	Albassam	Lobban	Gorvetzian	Petron	Williams	Moxey	Johnson		Average
Quality of Response	25	15	18	20	21	23	23	25		
Services to be provided	25	15	18	18	22	24	22	25		
Qualifications of responder	35	25	25	28	30	33	34	30		
Price	15	11	11	11	11	11	11	11		
Total	100	66	72	77	84	91	90	91		
Bonus: Local/CBE/Veterans	5	0	0	0	0	0	0	0		
Bonus: Conviction History Policy	1	0	0	0	0	0	0	0		
Total with Bonus		66	72	77	84	91	90	91		81.5714
Franjo Builders LLC	Max	Albassam	Lobban	Gorvetzian	Petron	Williams	Moxey	Johnson		
Quality of Response	25	10	15	18	18	24	25	15		
Services to be provided	25	15	15	17	17	24	22	15		
Qualifications of responder	35	20	30	30	27	32	34	25		
Price	15	15	15	15	15	15	15	15		
Total	100	60	75	80	77	95	96	70		
Bonus: Local/CBE/Veterans	5	0	0	0	0	0	0	0		
Bonus: Conviction History Policy	1	1	1	1	1	1	1	1		
Total with Bonus		61	76	81	78	96	97	71		80
Evaluators' Signature for 08-21-25 meeting scores:										

RFP-14R Design/Build for Sabal Palm Park Project
Evaluation Summary Sheet
for August 21st, Evaluation Committee Meeting

Page 1 of 2	Lobban					Williams				
	Gorvetzian					Moxey				
	Petron					Johnson				
	Albassam									
Purchasing facilitator: Horace McHugh										
Recreational Design Contracting, Inc.	Max	Albassam	Lobban	Gorvetzian	Petron	Williams	Moxey	Johnson		
Quality of Response	25	25	20	24	22	22	22	15		
Services to be provided	25	25	25	24	22	23	24	15		
Qualifications of responder	35	35	30	33	32	31	33	25		
Price	15	9	9	9	9	9	9	9		
Total	100	94	84	90	85	85	88	64		
Bonus: Local/CBE/Veterans	5	0	0	0	0	0	0	0		
Bonus: Conviction History Policy	1	0	0	0	0	0	0	0		
Total with Bonus		94	84	90	85	85	88	64		84.2857
Waypoint Contracting, Inc.	Max	Albassam	Lobban	Gorvetzian	Petron	Williams	Moxey	Johnson		
Quality of Response	25	15	20	19	15	21	22	20		
Services to be provided	25	15	18	22	16	22	23	20		
Qualifications of responder	35	25	25	30	27	29	25	35		
Price	15	12	12	12	12	12	12	12		
Total	100	67	75	83	70	84	82	87		

RFP-14R Design/Build for Sabal Palm Park Project
Evaluation Summary Sheet
for August 21st, Evaluation Committee Meeting

Bonus: Local/CBE/Veterans	5	0	0	0	0	0	0	0		
Bonus: Conviction History Policy	1	0	0	0	0	0	0	0		
Total with Bonus		67	75	83	70	84	82	87		78.2857
Evaluators' Signature for 08-21-25 meeting scores:										
Page 2 of 2	Lobban					Williams				
	Gorvetzian					Moxey				
	Petron					Johnson				
	Albassam									
Purchasing facilitator: Horace McHugh										