

Leading City Procurement Reform Port St. Lucie

Team: “Heart of the Treasure Coast”

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Challenge Statement

Refine the City of Port St. Lucie procurement process to effectively foster early collaboration with key internal and external stakeholders to prioritize pre-marketing and project needs identification to effectively deliver the California Corridor Improvements Project to our residents.

California Boulevard Widening Project

From St. Lucie West Boulevard to Crosstown Parkway



You are invited to a
Public Information Meeting

**THURSDAY, JAN. 25, 2024
5-7 P.M.**

Manatee Academy K-8 School
1450 SW Heatherwood Blvd. PSL
The meeting will be held in the school gym.

ABOUT THE PROJECT

The City is planning on widening California Boulevard from two to four lanes from Crosstown Parkway to St. Lucie West Boulevard. This project also will include improvements to the intersection of California and St. Lucie West boulevards.

The project is 1.32 miles. The improvements will help with current traffic volumes while preserving the integrity of the neighborhood. The project will improve safety, enhance pedestrian and bicycle movements, alleviate congestion and provide more efficient traffic flow.

Contact us

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California Boulevard Widening Project



**Your Half-Cent
Sales Tax at Work**



Why does it matter?

The City of Port St. Lucie was able to complete many CIP over the past 10 years with funding provided from a Half-Cent Sales Tax Referendum.

In 2027, residents of Port St. Lucie will vote to extend and increase the Half- Cent Sales Tax referendum to continue funding large infrastructure projects

Resident feedback gathered through survey and at the City's annual Citizen Summit tells us traffic congestion is the number one problem in the City.

Port St. Lucie is committed to responding to the feedback given by residents and prioritizing projects based on data.

Existing procurement practices reflect what worked historically but is no longer sustainable in the face of unprecedented growth.

To meet the urgent project delivery demanded by our residents, processes must evolve to ensure efficient project delivery.

Current procurement practices are delivery based but need to be strategically focused to deliver better outcomes for our community.

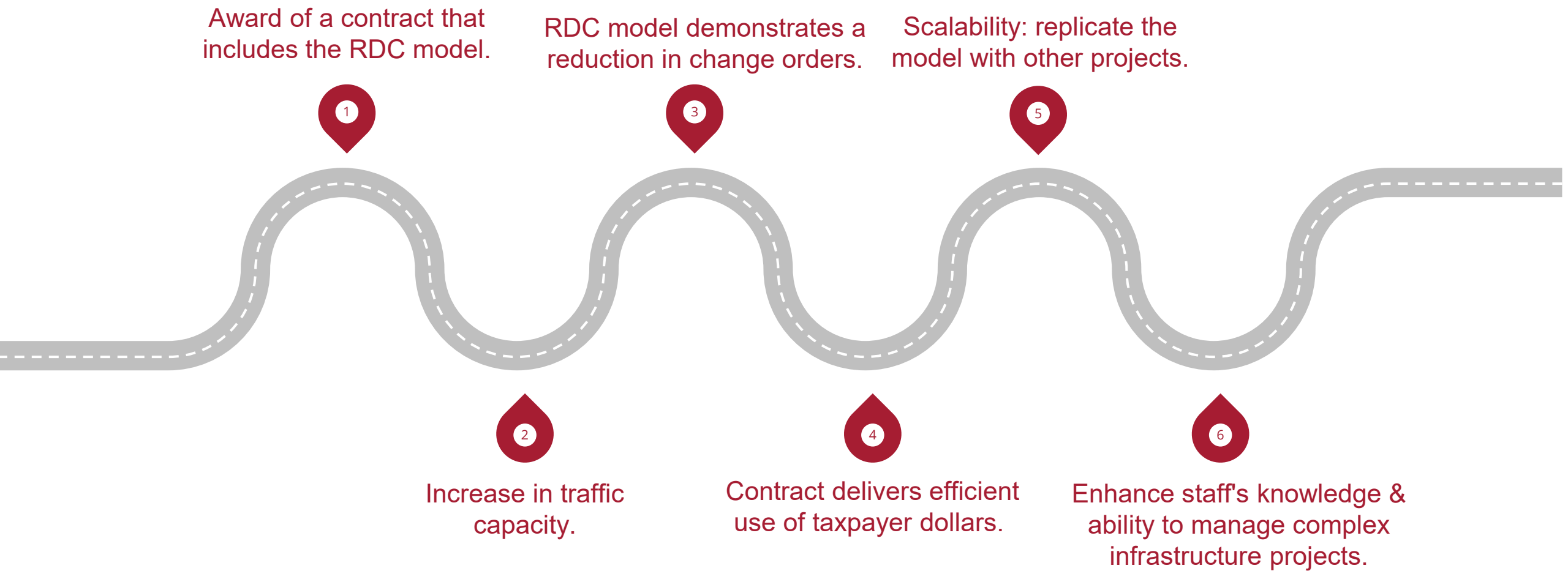
Current methods result in change orders and delays; Integrated project delivery methods foster more collaboration with key stakeholders. Implementation of results-driven contracting can lead to better outcomes.

We Hit the Ground Running

Schedule Since Returning 11/3/2025

	10-days	30-day	60-days	90-days
Internal Stakeholder Meeting	X			
Determination of Project Sequencing		X		
Conduct Market Research			X	
Develop a Design Criteria Package				X
Advertise the Solicitation with RDC	Second quarter of 2026			
Award a Contract	Third quarter of 2026			
Design Build Contract Implementation	Fourth quarter of 2026			

Measures of Success



Building Momentum

➤ *Internal Stakeholders*

- Public Works leadership; greenlight to modify procurement delivery method
- Discussion of schedule impacts
- Planning for Design criteria package discussed

➤ *Sequencing & Strategy*

- Public Works and PMD staff met to discuss methodology for engaging external stakeholders, subject matter experts
- Request for Information & “Call to Consultants” via OpenGov
- Staffing support & reassignments

➤ *Education*

- Public Works staff enrollment in Design Build Institute of America
- Review of previous successful Design-Build projects, Crosstown Parkway and Police Training Facility

➤ *Next Steps*

- Noise Study

Schedule of Activities*

California Widening Project: Phase 1	2025	2026				2027				2028			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Sound Study													
Vendor Engagement & Education													
Design Criteria Package Preparation													
Solicitation, Evaluation, Award													
Design Build Contract, Construction Commencement													
Various Awards for Successful Project Delivery													

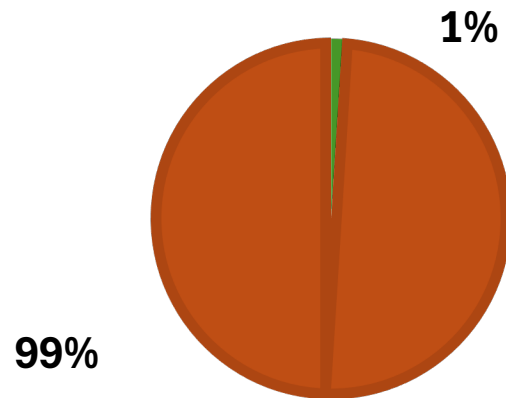
*Schedule subject to change.

Old vs New – What's Different?

- City completed only 8 design-build projects in last 21 years.
- Public Works projects = 28% of Procurement's workload.
 - 5-year average.

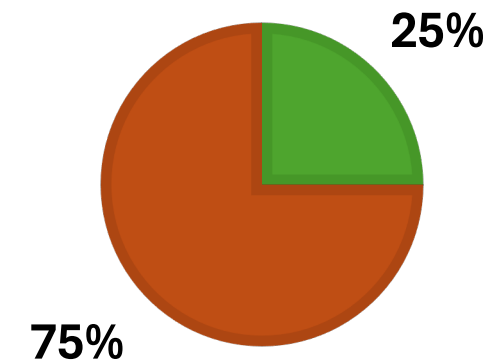
NOW

■ Design-Build ■ Design-Bid-Build



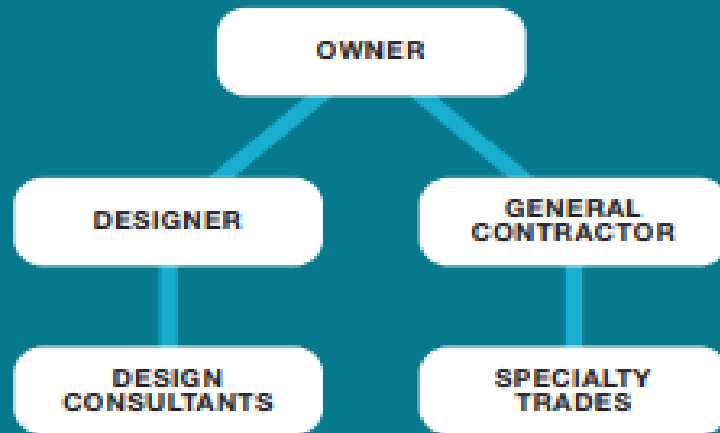
FUTURE

■ Design-Build ■ Design-Bid-Build

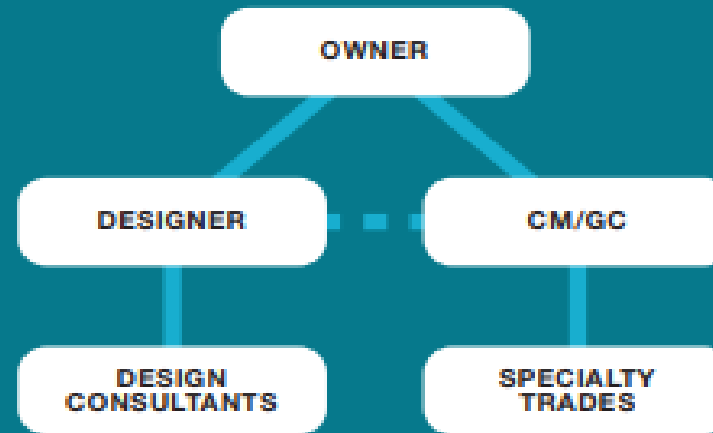


Construction Project Delivery Systems

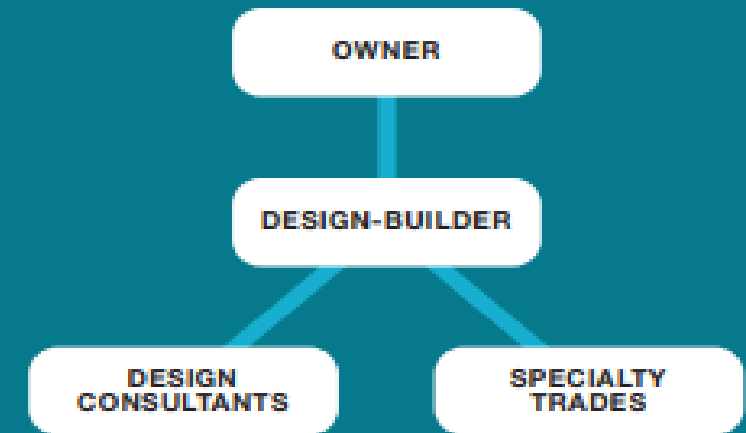
Design-Bid-Build



Construction Manager at Risk



Design-Build



Source:
Revisiting Project Delivery Performance 1998-2018:
New benchmarks for unit cost, delivery speed, cost and
schedule availability. Keith Molenaar, PhD, DBIA &
Bryan Franz PhD.



CONTRACT



COMMUNICATION

Procurement Project Delivery Methods

Design-Bid-Build

Procurement Timeframe:
17-24 months

Least oversight on overall project timeframe

Opportunities: greater project clarity and control; perceived lowest cost

Risks: change orders, inflationary impacts, supply chain issues & delays; qualifications of builder; Owner's risk

Design-Build

Procurement Timeframe:
9-20 months

Collaborative approach supports expedited schedule

Opportunities: most collaborative; order equipment ahead for long lead time; early release work packages during design; least susceptible to inflationary impacts; reduced change orders; risk transfer

Risks: less project control; perceived higher costs

Construction Manager at Risk (CMAR)

Procurement Timeframe:
13-20 months

Multiple contracts to manage with competing priorities

Opportunities: increased project input and oversight during design; risk transfer; transparency; schedule; cost control

Risks: forced collaboration; communication challenges; over reliance on CMAR for successful project outcome

Final Step for Program Completion:

- **Closing Virtual Session** – Program Requirement
 - ★ December 11th, with Mayor's attendance

Thank you!