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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: March 25, 2026

SUBMITTED BY: Erin Jones, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Agreements for Continuing Construction Manager at Risk (CMAR) Services with Halfacre Construction Company, Quality Enterprises USA, Inc., TLC Diversified, Inc., Westa Construction Corp., and Woodruff and Sons, Inc.

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

On November 25, 2025, City of Bradenton advertised Request for Qualifications (RFQ) 26-012EJ to select firms to provide Continuing Construction Manager at Risk (CMAR) Services for Public Works Projects. Notice of this RFQ was made through OpenGov. 22,213 vendors were notified, 1,041 vendors viewed the solicitation, and 14 vendors submitted an offer.

On January 21, 2026, a three-member evaluation committee reviewed and scored each of the proposals based on the ability of professional personnel, proposer's past performance and experience, and project approach. Following scoring, five (5) proposers were shortlisted to participate in a presentation and question and answer session on January 30, 2026. After the presentation and question and answer session with each of the firms, the Committee reconvened, deemed all firms qualified to perform the services, and ranked the proposer for the Library rotation.

A Notice of Recommend Award (NORA) for Woodruff & Sons, Inc., Quality

Enterprises USA, Inc., TLC Diversified, Inc., Westra Construction Corp. and Halfacre Construction Company was approved on February 2, 2026. Purchasing is now bringing forward the resulting contracts..

FINANCIAL IMPACT:

Funding encumbered a the time of work assignment issuance.

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed and approved by Attorney Rudacille.

SUGGESTED MOTION:

Motion to approve Agreements for Continuing Construction Manager at Risk Services with Halfacre Construction Company, Quality Enterprises USA, Inc., TLC Diversified, Inc., Westa Construction Corp., and Woodruff & Sons, Inc.

ATTACHMENTS:

[Agreement for Continuing Construction Manager at Risk Services with Halfacre Construction Company](#)

[Agreement for Continuing Construction Manager at Risk Services with Quality Enterprises USA, Inc.](#)

[Agreement for Continuing Construction Manager at Risk Services with TLC Diversified, Inc.](#)

[Agreement for Continuing Construction Manager at Risk Services with Westra Construction Corp.](#)

[Agreement for Continuing Construction Manager at Risk Services with Woodruff and Sons, Inc.](#)