

MANATEE COUNTY GOVERNMENT

INTENT TO NEGOTIATE

SUBJECT	Construction Management at Risk Services for Tax Collector Annex Building	DATE POSTED	MC 9/28/15 ✓ SE DS 9/28/15 ✓ SE CC N/A
PURCHASING REPRESENTATIVE	Jacob Erickson, 3053	DATE CONTRACT SHALL BE AWARDED	Upon Completion of Successful Negotiations
DEPARTMENT	Property Management Department	CONSEQUENCES IF DEFERRED	None <i>W. N. Wall</i>
SOLICITATION	RFP #15-2020JE	AUTHORIZED BY DATE	Melissa M. Wendel, CPPO <i>for</i>

NOTICE OF INTENT TO NEGOTIATE

Notice of Intent to Negotiate with The A.D. Morgan Corporation to provide Construction Management at Risk Services for Tax Collector Annex Building for the Manatee County Property Management Department.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.

Manatee County Code of Laws

BACKGROUND/DISCUSSION

PROJECT BACKGROUND:

The Manatee County Tax Collector wishes to utilize a recently acquired 2.20 +/- acre property, with an existing 6,700 +/- square foot former ABC liquor store building to construct a new annex building and parking lot. The proposed project scope consists of new construction for a 1 story, 8,500 +/- square foot office building with a 1,200 +/- square foot covered area for automobile inspections. Project scope includes Construction Management at Risk services for all related site work, utility work, asphalt demolition, drainage, permitting fees, landscaping and irrigation as required by final plans and necessary to achieve building Certificate of Occupancy and final site plan approval.

SOLICITATIONS:

The RFP was advertised on the Manatee County website, DemandStar, in the Bradenton Herald and the Tempo News and was also provided to the Manatee County Chamber of Commerce for release to its members. Six (6) proposals were received.

Manatee County Firms that were directly solicited:

None

Manatee County Firms that submitted proposals:

Manasota Commercial Construction Company Bradenton, FL

Local firms that submitted proposals include:

The A.D. Morgan Corporation	Tampa, FL
Halfacre Construction Company	Sarasota, FL
Jon F. Swift Construction	Sarasota, FL
McIntyre Elwell & Strammer General Contractors, Inc.	Sarasota, FL
P.J. Hayes, Inc. DBA Tandem Construction	Sarasota, FL

ATTACHMENTS (List in order of attached)		FUNDING SOURCE (Acct Number & Name)	Term Agreement <input type="checkbox"/> Funds Verified <input type="checkbox"/> Insufficient Funds
COST	\$2,100,000 before negotiation	AMT/FREQ OF RECURRING COSTS (Attach Fiscal Impact Statement)	N/A

EVALUATION COMMITTEE (VOTING) MEMBERS:

Angela Honts – Project Manager, Property Management Department
Carroll “CJ” Dupre – Building Services Division Manager / Building Official, Building and Development Services Department
Jacob Erickson - Contracts Negotiator, Financial Management Department (Chairperson)

Non-Voting Staff Attending:

Tom Yarger – Construction Services Project Manager, Property Management Division
Jedidiah Brightbill – Supervisor, Tax Collector

EVALUATION RESULTS:

The Evaluation Committee (the “Committee”) convened in August 2015 to review evaluation committee responsibilities, discuss member’s availability for future meetings, and the Florida Sunshine Law as applicable to public meetings. The Evaluation Committee then proceeded to review each of the six (6) proposals for their responsiveness to the requirements of the RFP. As a result of the discussion, the Committee unanimously voted to invite all six (6) firms to Oral Presentations. Jon F. Swift Construction voluntarily withdrew from consideration prior to Oral Presentations. The Evaluation Committee (the “Committee”) reconvened in August 2015 to evaluate the aforementioned Oral Presentations.

The A.D. Morgan Corporation, Tampa, FL - The firm demonstrated exceptional qualifications in their proposal. With headquarters located in Tampa and a local office in Bradenton, The A.D. Morgan Corporation provides comprehensive Construction Management at Risk services and has the desired experience to complete projects such as the Tax Collector Annex Building. The A.D. Morgan Corporation exemplified a strong hands-on project approach enhanced by their exemplary use of technology and excellent experience in value engineering. The A.D. Morgan Corporation also presented a substantial and diverse project portfolio consisting of multiple past Construction Management at Risk projects such as the State College of Florida Continuing Contract Agreement and the Seminole City Hall Facility and also presented direct experience in similar projects such as the Brevard County Tax Collector building. These key factors made The A.D. Morgan Corporation an exceptionally qualified proposer. As a result, the Evaluation Committee ranked this firm first.

P.J. Hayes, Inc. DBA Tandem Construction, Sarasota, FL – The firm demonstrated a very strong qualifications in their proposal. With their corporate headquarters located in Lakewood Ranch, Tandem Construction provided a very strong project approach and understanding of the project. Utilizing technology, Tandem Construction presented the ability to provide monitor and mitigate risks efficiently and utilize value engineering effectively. After reviewing their previous past experience, it was determined that Tandem Construction performed a majority of their workload consisted of private sector clients (specifically IMG Academy) and therefore, was not the best fit this project. As a result, the Evaluation Committee ranked this firm second.

Halfacre Construction Company, Sarasota, FL - The firm demonstrated strong qualifications in their proposal. Located in Sarasota, FL, Halfacre has previous experience with Manatee County on other projects including the construction of the G.T. Bray Recreation Center. They presented a strong project approach emphasizing the proactive identification of potential issues that could increase costs and their use of technology was impressive. Review by the Evaluation Committee deemed Halfacre to possess Construction Management at Risk experience; however, their past project experiences and value engineering technique were not specific to this type of project. As a result, the Evaluation Committee ranked this firm third.

Manasota Commerical Construction Company, Bradenton, FL - The firm demonstrated acceptable qualifications in their proposal. Located in Bradenton, FL, Manasota Commercial Construction Company has served the Manatee County area for the past 28 years. With a strong safety approach, the firm demonstrated their ability to evaluate risk appropriately and took other mitigation factors into consideration. Upon further review, the Evaluation Committee determined Manasota Commercial Construction Company’s experience signified general contracting work and not necessarily the experience desired for this project.

McIntyre Elwell & Strammer General Contractors, Inc., Sarasota, FL – The firm demonstrated a strong project approach in their proposal. With work experience primarily consisting of private and public clientele, ME&S had a variety of Construction Management at Risk project experiences. After review by the Evaluation Committee, it was determined that ME&S, though qualified to provide Construction Management at Risk services, primarily specialized in private sector clients.

Upon completion of the Oral Presentations on August 31, 2015, the Committee continued deliberation and ultimately recommended the Intent to Negotiate award for **The A.D. Morgan Corporation** to the County Administrator.

ESTIMATED COST OF SERVICES: The estimated expenditure is \$2,100,000 before negotiations.

FUNDING: 310-6073300 – BLDG:TaxCollectorAnnex / Effective FY16

The above justifications are a generalized summary of major observations intended only to provide a sufficiently detailed overview of the main observations of a majority of Committee Members. Each Committee Member may have considered one or more facts or factors more or less important than the other Committee Members when voting, and this summary of the Evaluation Committee's decision is not an attempt to exhaustively describe each of the relevant factors which motivated each of the Committee Members to select the rankings described.

The Evaluation Committee voted 2 to 1 to proceed with the award to **The A.D. Morgan Corporation**.

The resulting agreement will be managed by the Property Management Department.