


MANATEE COUNTY GOVERNMENT

INTENT TO NEGOTIATE

SUBJECT	Construction Manager at Risk for Southeast Water Reclamation Facility Maintenance Building	DATE POSTED	MC 4/24/14 ✓ SE DS 4/24/14 ✓ SE CC 4/24/14 ✓ SE
PURCHASING REPRESENTATIVE	Deborah Carey-Reed, extension 3074	DATE CONTRACT SHALL BE AWARDED	To be determined after negotiations.
DEPARTMENT	Property Management Department	CONSEQUENCES IF DEFERRED	N/A
SOLICITATION	RFP #14-0105DC	AUTHORIZED BY DATE	 4/23/14

NOTICE OF INTENT TO NEGOTIATE

Notice of Intent to Negotiate with NDC Construction Company, Bradenton, Florida, for the purpose of the County entering an agreement for a construction manager at risk (CMAR) to construct a new facility, to be known as the Southeast Water Reclamation Facility Maintenance Building, at the Manatee County Lena Road Landfill for an estimated construction cost of \$2,700,000.

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

The CMAR shall provide professional services for constructing a 14,500 square foot pre-engineered metal building, open-air canopies over parking area, a new storm water collection and treatment system, potable water and sanitary sewer systems, and concrete and asphalt paving for parking and roadway. The work covers approximately one acre of property at the Lena Road Landfill for the construction of a central facility to house staff offices, support functions, maintenance, and storage spaces.

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. Nine (9) proposals were received.

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ATTACHMENTS (List in order of attached)	None	FUNDING SOURCE (Acct Number & Name)	404-6085080 SEWRF Maintenance Building
COST	\$2,700,000 estimate cost to be negotiated	AMT/FREQ OF RECURRING COSTS (Attach Fiscal Impact Statement)	N/A

www

CMAR – Southeast Water Reclamation Facility Maintenance Building

Proposals received:

Manatee County Firms that submitted proposals:

A.D. Morgan Corporation, Bradenton FL
NDC Construction Company, Bradenton FL
Power Contracting, Inc., Palmetto FL

Local firms that submitted proposals include:

Halfacre Construction Company, Sarasota FL
Jon F. Swift, Inc., Sarasota FL
Magnum Builders of Sarasota, Inc., Sarasota FL
McIntyre Elwell & Strammer General Contractors, Inc., Sarasota FL
PJ Hayes, Inc., d/b/a Tandem Construction, Sarasota FL
Willis A. Smith Construction, Sarasota FL

Other (non-local) firms that submitted proposals include:

None

The Evaluation Committee Members consisted of:

- Tom Yarger, Project Manager, Property Management Dept.
- Charles Froman, Water/Wastewater Plan Superintendent, Utilities Dept.
- Deborah Carey-Reed, Contracts Negotiator, FMD/Purchasing

The Evaluation Committee convened to discuss the proposals based on the stated requirements in the RFP, continuing the acquisition process and determining a recommendation to the County Administrator. The Committee members openly evaluated each firm's qualifications which included the firms' capabilities, adequacy of personnel, and experience. The Committee unanimously voted to shortlist four (4) firms and schedule oral interviews to further evaluate those short listed firms.

Oral interviews were presented to the Committee on March 11, 2014 and the Committee convened on March 20, 2014 to openly discuss each of the firms that presented and the value each may potentially bring to this project. Each firm presented the credentials to accomplish this project and references related to past projects stated the projects were completed on time and within budget. The Committee vote was unanimous (3:0) in favor of NDC Construction Company, Bradenton, Florida, to provide the services required by the RFP. The review of the shortlisted firms:

NDC Construction Company (NDC)

Ranked #1. NDC has provided construction management services on the west coast of Florida since 1997 with 30 projects being completed within the past five (5). Local experiences include comparable construction projects at the McKenzie Field, Manatee Players, and Palmetto Elementary. NDC presented a strong, knowledgeable project team who are currently collaborating on the construction of the 65,000 square-foot Goodwill Manasota facility. NDC presented details of the accounting process relating to Direct Purchases savings, as well as subcontractors' procurement and management. NDC presented a detailed progression of the work and the importance of communication with the owner because of the on-going

Landfill operations and heavy traffic activity in the work area. They are a local firm, pledging to employ local subcontractors and being readily available to the County during construction of this project. The combined experience of the project team and their familiarity working together strengthened the recommendation to rank NDC the #1 ranking.

Halfacre Construction Company

Ranked #2. In the last 15 years, Halfacre has constructed approximately 3,000,000 square feet of pre-engineered metal buildings via the construction management and the design-build methods. They have received multiple "Builder of the Year" awards as well as the STAR Building award for a local construction project at Sun Hydraulics. Halfacre presented capable staff and the relevant experience to accomplish the work and an impressive phased project approach which included an alternate route to the jobsite. Though they are familiar with the County and possess the qualifications to complete the project; the firm ranked #1 provided a more detailed management approach to the work.

McIntyre Elwell & Strammer General Contractors, Inc. (MES)

Ranked #3. Founded in 1987, MES has completed construction contracts by various methods in Manatee and Sarasota Counties. They are a professional firm with capable personnel and the experience to accomplish the project. They presented a satisfactory project approach, but did not adequately address the site.

Magnum Builders of Sarasota, Inc.

Ranked #4. Established in 1983, Magnum Builders brings 43 years of construction experience to their clients with over 100 projects being completed locally within the last 30 years. Magnum Builders is a capable construction firm who is familiar to the County as a commercial and industrial contractor. Their project team did not fit the conditions for this project.

The above justifications are a generalized summary of major observations intended only to provide the County Administrator 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 resulting agreements will be managed by the Property Management Department.