

MANATEE COUNTY GOVERNMENT

NOTICE OF INTENT TO NEGOTIATE

RFQ NO./TITLE	25-R086969SAM / Construction Management at Risk Services for Public Safety Department Emergency Medical Services Logistics Building	DATE POSTED	MC _____	DS _____
PROCUREMENT REPRESENTATIVE	Sherri Meier	DEPARTMENT / DIVISION	Property Management / Construction Services	
AUTHORIZED BY	Jacob Erickson, Purchasing Official	SIGNATURE DATE		

NOTICE OF INTENT TO NEGOTIATE

The Manatee County Procurement Division provides notice of its intent to negotiate a contract with P. J. Hayes, Inc. dba Tandem Construction for the provision of Construction Management at Risk Services for Public Safety Department Emergency Medical Services Logistics Building.

ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

BACKGROUND/EVALUATION

Project scope includes, but not limited to, construction of a new logistics storage facility / warehouse building. The facility would need to meet the function needs and increase demands of the Public Safety Department, including the Emergency Medical Services, Emergency Management, Beach Patrol, and Code Enforcement Divisions.

The solicitation was advertised on the Manatee County website and DemandStar. It was also provided to the Manatee County Chamber of Commerce and the Manasota Black Chamber of Commerce for release to its members and advertised in the Bradenton Herald and Tempo News newspapers. Responses were received from the following firms:

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| <ol style="list-style-type: none"> 1. Bandes Construction Company, Dunedin, FL 2. Charles Perry Partners, Inc., Gainesville, FL 3. McIntyre Elwell & Strammer General Contractors, Sarasota, FL | <ol style="list-style-type: none"> 4. Owen-Ames-Kimball CO, Grand Rapids, MI 5. P. J. Hayes, Inc., dba Tandem Construction, Sarasota, FL 6. RAM General Contracting & Development, Tampa, FL 7. The A. D. Morgan Corporation, Tampa, FL |
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The following firms were deemed non-responsive/non-responsible: None.

EVALUATION COMMITTEE MEMBERS:

Sherri Meier, Procurement Division, non-voting
 Jeff Anthony, Project Manager

Chris Latham, Support Services Manager
 Sean Dwyer, Chief, Emergency Medical Services

EVALUATION SUMMARY:

The Evaluation Committee first convened on June 5, 2025 and conducted technical evaluations of the responsible, responsive, proposals received. On June 10, 2025, the committee chair sent clarifying questions for the purpose of discussions to the short-listed firms: Bandes Construction Company, P. J. Hayes, Inc., dba Tandem Construction, and The A. D. Morgan Corporation. On June 18, 2025, the Evaluation Committee met for the final time to discuss details such as clarifications, if conducted, and final technical evaluation rankings for the short listed firms as follows:

- 1. P. J. Hayes, Inc., dba Tandem Construction, Sarasota, FL
- 2. Bandes Construction Company, Dunedin, FL
- 3 The A. D. Morgan Corporation, Tampa, FL

The Procurement Division and Property Management Department request authorization to enter into negotiations with the following firm (s):

P. J. Hayes, Inc., dba Tandem Construction, Sarasota, FL

ATTACHMENTS (List in order of attached)	Final Evaluation Summary		
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**MANATEE COUNTY
PROCUREMENT DIVISION
RANKING SUMMARY**

RFQ NUMBER:

25-R086969SAM

SOLICITATION NAME:

**Construction Management at Risk Services for Public Safety
Department Emergency Medical Services Logistics Building**

	Proposer & Team's Experience	Approach to Project	Organizational Structure and Capacity	Similar Completed Projects	Total
Maximum Score	30	30	15	25	100
P.J. Hayes, Inc. dba Tandem Construction	28.00	27.00	14.00	21.33	90.33
Bandes Construction Company, Inc.	26.00	26.00	9.33	20.00	81.33
The A.D. Morgan Corporation	25.33	24.00	11.00	19.33	79.67