

# MANATEE COUNTY GOVERNMENT NOTICE OF INTENT TO NEGOTIATE

<b>RFQ NO./TITLE</b>	24-TA005109CDCD- Design Criteria Package Services for Three (3) Capital Improvement Plan Parking Garage Projects	<b>DATE POSTED</b>	MC _____ DS _____	CC _____ BIDSYNC _____
<b>PROCUREMENT REPRESENTATIVE</b>	Chris Daley- Procurement Project Manager	<b>DEPARTMENT / DIVISION</b>	Property Management/ Construction Services Division	
<b>AUTHORIZED BY</b>	Jacob Erickson, Purchasing Official	<b>SIGNATURE DATE</b>		

### NOTICE OF INTENT TO NEGOTIATE

The Manatee County Procurement Division provides notice of its intent to negotiate three separate contracts with the following three (3) firms for the provision of design criteria package services for Three (3) Capital Improvement Plan Parking Garage Projects: THA Consulting, Inc.; Bermello Ajamil & Partners, Inc.; DESMAN, Inc.

### ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

### BACKGROUND/EVALUATION

The County requested proposals from qualified firms for the provision of professional Design Criteria Package (DCP) services for the following three (3) Capital Improvement Plan Parking Garage projects:

1. Convention and Visitors Bureau Multi-Level Parking Structure in Palmetto, Florida
2. Manatee Beach Multi-Level Parking Structure on Anna Maria Island, Florida
3. Premier Campus Multi-Level Parking Structure in Lakewood Ranch, Florida

The primary objective of each project is to retain a Design Criteria Professional for each of the three unique projects to provide a DCP that will provide sufficient information to permit the County to enter into a subsequent Public Private Partnership (P3) for a comprehensive agreement for each project, in accordance with Florida Statute 255.065.

Each Consultant shall furnish all equipment, labor, materials, supplies, licensing, transportation, and other components necessary to provide Professional Design Criteria Package Services for the project they are awarded.

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. Responses were received from the following firms:

- |   |  |
|---|--|
| 1. Bermello Ajamil & Partners, Inc., Coral Gables, FL | 2. DESMAN, Inc., Ft. Lauderdale, FL                  |
| 3. Goodwyn Mills Cawood, LLC, Sarasota, FL            | 4. PGAL, Inc., Boca Raton, FL                        |
| 5. THA Consulting, Inc., Blue Bell, PA                | 6. Weston & Sampson Engineers, Inc., Fort Meyers, FL |

#### **EVALUATION COMMITTEE MEMBERS:**

Chris Daley- Procurement Project Manager Procurement Division, non-voting	Steven Laney Sr. Bridge Project Engineer, Public Works Department
Tom Yarger Deputy Director. Property Management Department	Denise Greer Deputy Director, Development Services Department

**EVALUATION SUMMARY:**

**1. Convention and Visitors Bureau Multi-Level Parking Structure in Palmetto, Florida**

The Evaluation Committee first convened on April 16, 2024 and conducted technical evaluations of the responsible, responsive, proposals received for this project. On April 18, 2024, the committee chair sent follow up questions to Bermello Ajamil & Partners, Inc., DESMAN, Inc., PGAL, Inc., and THA Consulting, Inc. for the purposes of holding discussions with the short-listed firms. The Evaluation Committee met on April 30, 2024 for discussion of the follow up questions, final technical evaluations, and ranking of the firms as follows:

1. THA Consultants, Inc.
2. DESMAN, Inc.
3. Bermello Ajamil & Partners, Inc.
4. PGAL, Inc.
5. Weston & Sampson Engineers, Inc.
6. Goodwyn Mills Cawood, LLC

**2. Manatee Beach Multi-Level Parking Structure on Anna Maria Island, Florida**

The Evaluation Committee first convened on April 16, 2024 and conducted technical evaluations of the responsible, responsive, proposals received for this project. On April 26, 2024, the committee conducted interviews of the short-listed firms of Bermello Ajamil & Partners, Inc., DESMAN, Inc., and PGAL, Inc. The Evaluation Committee met on April 30, 2024 for discussion of the follow up questions, final technical evaluations, and ranking of the firms as follows:

1. Bermello Ajamil & Partners, Inc.
2. DESMAN, Inc.
3. PGAL, Inc.

**3. Premier Campus Multi-Level Parking Structure in Lakewood Ranch, Florida**

The Evaluation Committee first convened on April 16, 2024 and conducted technical evaluations of the responsible, responsive, proposals received for this project. On April 26, 2024, the committee conducted interviews of the short-listed firms of Bermello Ajamil & Partners, Inc., DESMAN, Inc., and PGAL, Inc. The Evaluation Committee met on April 30, 2024 for discussion of the follow up questions, final technical evaluations, and ranking of the firms as follows:

1. DESMAN, Inc.
2. PGAL, Inc.
3. Bermello Ajamil & Partners, Inc.
4. Weston & Sampson Engineers, Inc.

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

1. THA Consulting, Inc.
2. Bermello Ajamil & Partners, Inc.
3. DESMAN, Inc.

	Final Ranking Summary (for each project)		
--	---	--	--

Final Ranking Summary

<b>Technical Evaluation Form</b> for <b>Solicitation Title: Design Criteria Package                      Services for Three (3) Capital Improvement Plan                      Parking Garage Projects- Exhibit 3 Convention                      and Visitors Bureau Multi-Level Parking Structure</b>  <b>RFQ No.:24-TA005109CD</b> <b>Advertise Date: 1/30/2024</b>													
<b>Manatee County Government                      Procurement Division                      Bradenton, FL</b>													
		<b>Proposer &amp; Team's Experience</b>		<b>Approach</b>		<b>Organizational Structure and Capacity</b>		<b>Similar Completed Projects</b>		<b>TOTAL</b>		<b>Initial Ranking</b>	
	<b>25</b>		<b>20</b>		<b>25</b>		<b>30</b>		<b>100</b>				
<b>Bermello Ajamil &amp; Partners, Inc.</b>	22.00		18.00		21.00		24.33		85.33				3
<b>Desman, Inc.</b>	23.00		16.67		20.67		28.33		88.67				2
<b>Goodwyn Mills Cawood, LLC</b>	19.00		13.67		19.33		19.00		71.00				6
<b>PGAL, Inc.</b>	21.00		16.33		20.67		27.00		85.00				4
<b>THA Consulting, Inc.</b>	23.00		18.67		22.00		28.67		92.33				1
<b>Weston &amp; Sampson Engineers, Inc.</b>	19.00		16.67		18.00		26.00		79.67				5

**Technical Evaluation Team Members: Tom Yarger, Steve Laney, Denise Greer**

Procurement Representative: Chris Daley



<p align="center"><b>Technical Evaluation Form</b></p> <p align="center">for</p> <p align="center"><b>Solicitation Title: Design Criteria Package Services for Three (3) Capital Improvement Plan Parking Garage Projects- Exhibit 5 Premier Campus Multi-Level Parking Structure in Lakewood Ranch, Florida</b></p> <p align="center"><b>RFQ No.:24-TA005109CD</b></p> <p align="center"><b>Advertise Date: 1/30/2024</b></p> <p align="center"><b>Manatee County Government Procurement Division Bradenton, FL</b></p>							Proposer & Team's Experience		Approach		Organizational Structure and Capacity		Similar Completed Projects		TOTAL		Initial Ranking	
		<b>25</b>		<b>20</b>		<b>25</b>		<b>30</b>		<b>100</b>								
<b>Bermello Ajamil &amp; Partners, Inc.</b>		21.67		17.33		21.33		26.33		86.67		3						
<b>Desman, Inc.</b>		23.33		18.00		22.00		28.33		91.67		1						
<b>PGAL, Inc.</b>		22.33		18.00		22.00		28.00		90.33		2						
<b>Weston &amp; Sampson Engineers, Inc.</b>		19.33		17.00		18.33		27.33		82.00		4						

**Technical Evaluation Team Members: Tom Yarger, Steve Laney, Denise Greer**  
 Procurement Representative: Chris Daley