

# MANATEE COUNTY GOVERNMENT NOTICE OF INTENT TO NEGOTIATE

<b>RFQ NO./TITLE</b>	22-R079612SAM / Construction Management at Risk Services Bradenton Area Convention Center	<b>DATE POSTED</b>	MC _____ DS _____	CC _____ BIDSYNC _____
<b>PROCUREMENT REPRESENTATIVE</b>	Sherri Meier	<b>DEPARTMENT / DIVISION</b>	Property Management / Construction Services	
<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 a contract with Manhattan Construction Company for the provision of Construction Management at Risk Services Bradenton Area Convention Center.

### ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

### BACKGROUND/EVALUATION

Project consists, but not limited to, the following: A 30,000 sq. ft. (approximately) mutli-purpose room will be added to the northeast side of the Convention Center (includes a 900-seat ballroom), expand lobby/pre-function area, air-conditioned corridor connecting full-service hotel to convention center, renovation of existing parking lot to include a landscape plan and interior/exterior improvement to existing convention center.

The solicitation was advertised on the Manatee County website and Periscope S2G. It was also provided to the Manatee County Chamber of Commerce and the Manasota Black Chamber of Commerce for release to its members and in the Bradenton Herald and Tempo News newspapers. Responses were received from the following firms:

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|---|--|
| 1. Manhattan Construction Company, Tampa, FL        | 5. Halfacre Construction Company, Sarasota, FL |
| 2. NDC Construction Company, Bradenton, FL          | 6. A.D. Morgan Corporation, Bradenton, FL      |
| 3. Willis A. Smith Construction, Inc., Sarasota, FL | 7. Ajax Building Company, LLC, Oldsmar, FL     |
| 4. LEMA Construction, Inc., Pinellas, FL            |  |

The following firms were deemed non-responsive / non-responsible: None.

**EVALUATION COMMITTEE MEMBERS:**

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| Sherri Meier Procurement Division, non-voting                      | Simona Brinkman, Project Manager       |
| Brandon Bennett, Division Manager, Energy and Building Maintenance | Mitch Conner, Venue Operations Manager |

**EVALUATION SUMMARY:**

The Evaluation Committee first convened on August 26, 2022 and conducted technical evaluations of the responsible, responsive, proposals received. On September 6, 2022, the Evaluation Committee reconvened to conduct in-person interviews with the following short-listed proposers:

1. Manhattan Construction Company
2. LEMA Construction, Inc.
3. Willis A. Smith Construction, Inc.
4. Ajax Building Company, LLC

The Evaluation Committee met on September 7, 2022 for the final technical evaluation, and ranking of the firms as follows:

1. Manhattan Construction Company
2. Willis A. Smith Construction Company
3. Ajax Building Company, LLC
4. LEMA Construction, Inc.

Attached is a copy of the scoring summary identified by the Evaluation Committee for each short-listed proposal.

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

Manhattan Construction Company

<b>ATTACHMENTS</b> <b>(List in order of attached)</b>	22-R079612SAM Final Scoring Summary		
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**MANATEE COUNTY  
 PROCUREMENT DIVISION  
 FINAL SCORING SUMMARY  
 RFQ No. 22-R079612SAM  
 CMAR BRADENTON AREA CONVENTION CENTER EXPANSION**

	Proposer & Team's Experience	Approach to Project	Organizational Structure and Capacity	Similar Completed Projects	Total
<b>Maximum Score</b>	<b>25</b>	<b>35</b>	<b>15</b>	<b>25</b>	<b>100</b>
<b>Manhattan Construction Company</b>	21.33	31.00	12.00	24.33	<b>88.67</b>
<b>Willis A. Smith Construction, Inc.</b>	21.67	31.33	12.67	21.67	<b>87.33</b>
<b>Ajax Building Company, LLC</b>	21.00	30.33	13.33	22.33	<b>87.00</b>
<b>LEMA Construction, Inc.</b>	20.33	31.67	12.33	21.67	<b>86.00</b>