

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	Design Build Construction Services for the G T Bray Recreation Center	TYPE AGENDA ITEM	Consent
DATE REQUESTED	May 19, 2009	DATE SUBMITTED/REVISED	May11, 2009
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Financial Mgmnt/Purchasing	AUTHORIZED BY TITLE	Jim Seuffert, Director
CONTACT PERSON TELEPHONE/EXTENSION	Blair C. Getz, Purchasing x3053 R.C. "Rob" Cuthbert, Purchasing x3014	PRESENTER/TITLE TELEPHONE/EXTENSION	Jim Staples, Director, Property Management Dept., x7489
ADMINISTRATIVE APPROVAL			

ACTION DESIRED INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
Authorization to enter into negotiations with the top ranked firm, Halfacre Construction, Inc., Sarasota FL, to provide Design Build Construction Services for the G T Bray Recreation Center.

ENABLING/REGULATING AUTHORITY Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy
Ordinance 08-43, Manatee County Purchase Code Section 2-26-45, Contracts and Administration.

BACKGROUND/DISCUSSION
<ul style="list-style-type: none"> • It is the intent to demolish two existing buildings constructed in 1986 (Activity Center Building 6,374 SF + Parks Administration Building 3,815 SF = 10,198 SF Total Existing Buildings) and construct a new two story 19,000 SF Recreation Center (15,000 SF +/- first floor and 4,000 SF +/- second floor). The building foundation and bearing walls are to be constructed so as to allow the second story to be expanded to fill the entire second floor footprint in the future, should funds become available. Two existing buildings on site (Gymnasium/Fitness Center and Aquatic Center) are to remain. • Funding Sources: <ul style="list-style-type: none"> ○ Impact Fees - Account #3856034302 - Park Countywide - 33.5% of project funds ○ Parks and Recreation Capital Projects – Account #3036034302 Bray Activity Center 66.5% of project funds <p>Continued on page 2</p>

COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input checked="" type="checkbox"/>	OTHER County Attorney review, if necessary, will be requested after negotiations have concluded

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
None		None	
COST:	To be Determined by Negotiations	SOURCE (ACCT # & NAME):	3856034302 3036034302
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

#5

- Work Assignment was issued to Wade trim for preliminary design work.
- The proposal package was submitted, reviewed and approved by Property Management. The subject Request For Proposal # 09-1314BG was advertised March 14, 2009 and notice of its availability was made via County Web site and Demand Star Bid notification delivery system to twenty one hundred and two (2102) firms considered possibly capable of providing this type of service. One hundred and seventy (170) firms downloaded the request for proposal and fourteen (14) responses to our solicitation were received April 14, 2009; the opening was conducted at 10:00 A.M.
- Sixty-nine (69) local firms that were directly contacted and made aware of this Request for Proposal were:

Fawley Bryant Architects – Bradenton
 URS Corporation Southern – Bradenton
 Wilson Miller, Inc. – Palmetto
 ZNS Engineering – Bradenton
 Carlson Studios – Sarasota
 BCI Integrated Solutions - Tampa
 Bellemare Total Integrated Systems – Bradenton
 Birkitt Environmental Services – Tampa
 BMK Architects – Sarasota
 Core Construction – Sarasota
 Corsa Construction – Tampa
 D.E. Murphy Constructors – Sarasota
 DeLesline Construction – Palmetto
 DMK Associates – Venice
 Dunkelberger Engineering - Bradenton
 Electro Design – Bradenton
 ELM Environmental – Myakka
 Environmental Construction – Tampa
 FitRev – Tampa
 Fleischman Garcia – Tampa
 Formella Construction – Sarasota
 Forney Engineering – Bradenton
 Frogwater Enterprises – Oneco
 Seibert Architects – Sarasota
 ADP Group – Sarasota
 Titanium Enterprises – Sarasota

George Palermo Architects - Sarasota
 Halfacre Construction - Sarasota
 Hamilton Engineering - Tampa
 Harbor Key Development - Bradenton
 Holland Enterprises - Osprey
 Howell Construction - Sarasota
 IBI Group - Sarasota
 Jerry N. Zoller AIA - Bradenton
 John Moody & Associates - Bradenton
 Jon Swift - Sarasota
 Kenyon & Partners - Tampa
 King Engineering - Tampa
 Landscape Design - Tampa
 Lewis Consulting - Bradenton
 Magnum Builders - Sarasota
 McIntyre, Elwell & Strammer - Sarasota
 NDC Construction - Sarasota
 Newcomer Construction - Sarasota
 Pat Cook Construction - Bradenton
 PBS&J - Sarasota
 Power Contracting - Palmetto
 Reed Construction - Tampa
 Remco Builders - Bradenton
 Southern Cross Contracting – Sarasota
 The Maddox Group – Sarasota
 TRO - Sarasota

Local Firms (CONTINUED)

Turner Tree – Bradenton	Two Trails Inc. – Sarasota
R.A. Connelly, Bradenton	W.G. Mills, Inc. – Sarasota
Walbridge Aldinger – Tampa	Wichman Construction – Tampa
Willis Smith – Sarasota	Wilson Miller, Inc. – Palmetto
Zirkelbach Construction, Inc. – Palmetto	ZNS Engineering, Inc. - Bradenton
Eugene Copeland Contracting – Holmes Beach	O'Brien Architects – Bradenton
Mike Carter Construction – Bradenton	R.A. Connelly, Bradenton
Ugarte & Associates	Trident Builders – Sarasota
Hennessy Construction Services, St. Petersburg	

- The Selection Committee that met on April 23, 2009 consisted of:

Blair C. Getz, Purchasing (Chair)
 Cindy Turner, Director, Parks and Recreation
 Len Carswell, Parks Operations Manager, Parks and Recreation
 Mike Whelan, Policy/ Program Coordinator, Parks and Recreation
 Tom Yarger, Property Management Department, Construction Services, Project Manager
 Frank Monhart, Property Management Department, Construction Services, Project Manager,
 Charlie Bishop, Property Management Department, Division Manager, Construction Services

- After an evaluation by the Selection Committee four (4) firms of the fourteen(14) proposals received were selected to provide oral presentations and are list below in alphabetical order:

1. Halfacre Construction, Inc.	Sarasota
2. Hennessy Construction Services, Inc.	St. Petersburg
3. Jon F. Swift, Inc.	Sarasota
4. R. A. Connelly, Inc.	Bradenton

- Oral Presentations took place on May 5, 2009, allowing one (1) hour for each firm. The voting members of the Selection Committee (Ms. Turner, Mr. Monhart, and Mr. Getz) ranked the firms as follows for the purpose of negotiating a contract with the top ranked firm.

1. Halfacre Construction, Inc.	Sarasota
2. Hennessy Construction Services, Inc.	St. Petersburg.
3. R.A. Connelly, Inc.	Bradenton
4. Jon F. Swift, Inc.	Sarasota

- **Halfacre Construction, Inc. of Sarasota, FL-** The top ranked firm demonstrated exceptional qualifications and an excellent understanding of the Means and Methods to deliver the required facility successfully and in a time frame acceptable to the County. The team assembled by this firm was in attendance at the Oral Presentation. The team members each had an opportunity to speak of their involvement in the Design / Build process of the project. They each were highly competent in their individual fields of expertise.

The proposer provided their written commitment to the Manatee County subcontractor base by stating their assurance that 100% of this project will become reality through the utilization of that base. The majority of Halfacre employees reside in Manatee or Sarasota County; 20% Manatee 70% Sarasota, 5% each for Charlotte and Hillsborough counties.

The proposal team was very confident in the design that was presented and answered any questions asked of them in a manner that reflected their preparation for their oral presentation.

The Construction schedule was estimated to be six (6) months. The final consideration was the estimated budget of 2.9 million dollars which was the lowest of all presenting firms.

- **Hennessy Construction Services, Inc. of St Petersburg, FL** is well qualified to deliver the desired project; however certain elements of high importance dropped them to the #2 ranking and the elements are as follows:
 1. This presenter submitted many projects of a similar nature to this project; however, none were in the Manatee/Sarasota County area, which portrayed a potential weakness to the committee in the utilization of subcontracting local firms.
 2. The base construction design has a budget of 3.2 million dollars.
 3. Time of delivery of the project is longer than the top ranked firm.
 4. The base design and two options presented were, in the committees' opinion, too much to discuss in a one (1) hour presentation. It was felt that Presenters would have better spent their time focusing on the base design and allowing the committee time to ask questions of that design.

- **R.A. Connelly, Inc. of Bradenton, FL**, like the other short listed firms, is well qualified to deliver the desired project. The items that were lacking in this presentation were few but of extreme high importance to the County. The number one item is the apparent lack of communication between the Contractor and the design professional. It became very apparent that they had little experience working together as a productive unit. The design, although very attractive, was not well thought out as exemplified by the disregard for the future expansion, which left the total square footage of the structure short of the ultimate future goal by 50%.
The estimated cost from this proposer is 3.19 million dollars with a construction schedule of approx. 7 months.

- **Jon F. Swift Contractors, Inc. of Sarasota, FL** - This presenter is highly qualified to construct the project for the Parks and Recreation Department and is held in high regard in the contracting community. There was no mention of how the site would be made secure during construction or how they planned to stage and store materials. This is of extreme importance for the existing facility will remain in operation during construction. Jon F. Swift has no experience working with Manatee County which is not a large issue, but does present a learning curve opportunity that will take up valuable resources. This design was the least favorable of the four firms presenting and there was no mention of a commitment to utilize the existing local subcontracting community to construct the project. The estimated cost from this proposer is 3.17 million dollars with a construction schedule of approx. 5.5 months.

- The Selection Committee gave extreme consideration to all local Proposers and the positive impact each would have provided to local business entities and the potential employment of local residence. The firms which were not selected for oral presentations are recorded below in alphabetical order:

Brooks & Freund of Ft Myers was not selected for further consideration; they failed to provide a proposed design for the committee to evaluate. They lack experience working with a Government entity and no park and recreation projects were noted. They proposed a construction schedule of 13 months and an estimated project budget of 3.2 million dollars; this in combination with the other factors dropped them from a potential short listing.

DeLesline Construction, Inc. of Palmetto was not short listed do to the design presented was weak in the opinion of the committee and fell short of other designs presented. The lack of previous park experience as well as an incomplete time schedule, dropped this firm from further consideration. The estimated budget was presented as 3.1 million dollars.

Manasota Commercial Contracting of Bradenton did not propose a team with a strong background in this type of facility and further felt that the submitted design was average at best. The construction schedule submitted was approx. 9 months with an estimated cost of 3.2 million dollars.

Mike Carter Construction, Inc. of Bradenton fell short of being selected for oral presentations for several important reasons. The first reason being that attention to detail was a committee concern in that the proposed building orientation was incorrect. The second consideration was that the firm listed no similar project experience. The construction schedule was shown as approx. 12 months with an estimated project cost of 3.2 million dollars.

NDC Construction of Bradenton were not considered further due to the box like design presented in their proposal and was oriented incorrectly in the submitted schematic. This firm, although highly competent in building construction, submitted very little previous experience with the requirements of this type of Park Facility. The construction schedule was shown as approx. 12 months with an estimated cost of 3.1 million dollars.

Ocean Gate LLC of Stuart failed to complete the proposal package as required to allow for a reasonable evaluation by the Selection Committee. This firm neglected to submit a proposed design and apparently lacks previous experience in this type of facility for none was provided in the proposal documents. The construction schedule was shown as approx. 12 months with an estimated cost of 3.2 million dollars.

Owens, Ames, Kimball of Punta Gorda has limited experience with this type of park facility and submitted no design for consideration by the committee. The construction schedule as presented is approx. 9 months with an estimated cost of 3.3 million dollars.

Power Contracting of Bradenton submitted an incomplete proposal package; there was no estimated cost budget found within the proposal. With only a building diagram provided, the elements alone made it impossible to properly evaluate the package. The construction schedule as presented is approx. 8 months with no estimate provided.

W. G. Mills, Inc. of Sarasota was perceived as having a very rigid specification. However, this element alone would not have eliminated this firm from further consideration; this combined with the extremely high estimate of 3.5 million dollars, dropped them from a potential short listing. The estimated construction time was presented as approx. 9 months.

Zirkelbach Construction, Inc. reflected as evidenced in their proposal, limited experience in this type of facility and provided the selection committee only plan elevation with not floor plan layout. These two elements dropped them from further consideration as did the estimate of 3.3 million dollars. The construction schedule was submitted as approx. 9 months.

This project will be managed by the Property Management Department, Construction Management Division.