

**MANATEE COUNTY GOVERNMENT**  
**AGENDA MEMORANDUM**

<b>SUBJECT</b>	Bennett Park/ Design Build Construction Services/Phase 1	<b>TYPE AGENDA ITEM</b>	Consent
<b>DATE REQUESTED</b>	May 19, 2009	<b>DATE SUBMITTED/REVISED</b>	May 12, 2009
<b>BRIEFINGS? Who?</b>	N/A	<b>CONSEQUENCES IF DEFERRED</b>	N/A
<b>DEPARTMENT/DIVISION</b>	Financial Mgmt/Purchasing	<b>AUTHORIZED BY TITLE</b>	Jim Seuffert, Director
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Blair C. Getz, Purchasing x3053 R.C. "Rob" Cuthbert, Purchasing x3014	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Jim Staples, Director, Property Mgmt Dept. x3083
<b>ADMINISTRATIVE APPROVAL</b>			

**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, Ruben/Holland Development, Sarasota FL, to provide Design Build Construction Services for Bennett Park/Phase 1**

**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 Purchasing Code, section 2-26-42

**BACKGROUND/DISCUSSION**

- Bennett Park is located in central Manatee County adjacent to the Interstate-75 corridor and consists of +/-180 acres, approximately 20 acres of which were purchased solely by the County adjacent to Kay Road. The remaining +/- 160 acres was purchased in part by a grant from the Florida Community Trust (FCT). The significance of this distinction in acreage is that Manatee County prefers that all "income producing" (concessions, etc.) components of the park be located within the 20 acre parcel rather than on the FCT funded parcel.
- Funding Source: Impact Fees
- Continued on page 2

**COUNTY ATTORNEY REVIEW**

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

<b>ATTACHMENTS: (List in order as attached)</b>		<b>INSTRUCTIONS TO BOARD RECORDS:</b>	
None		None	
<b>COST:</b>	To be Determined by Negotiations	<b>SOURCE (ACCT # &amp; NAME):</b>	3886054101
<b>COMMENTS:</b>	N/A	<b>AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)</b>	N/A

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- The Bennett Park project site is bounded on the North by I-75, on the east by Kay Road, on the south by privately owned agricultural land, and on the west by a tributary of the Manatee River. A residential subdivision is slated for development west/southwest of Bennett Park. The park property is situated in Section 27, Township 34 S, Range 18 E, in Manatee County.

Manatee County exchanged a few acres of park land for additional acreage from the developer of the adjacent property to provide an access corridor to the subdivision from Kay Road. The developer of said subdivision shall design and build an entrance road with a round-about within this access corridor along the southern boundary of the park property. This roadway shall serve as the primary access route for both Bennett Park and the subdivision.

When completed, Bennett Park will serve as a new District Park for Manatee County with a full complement of passive and active recreation facilities and amenities. The park will be designed and built in phases as funding becomes available. This Request for Proposals (RFP) is for the design/build of Phase I that includes those recreation facilities/amenities shown in yellow on the attached "Conceptual Site Plan: Presented to BOCC June 10, 2008" and as described in Attachment E – Design Criteria Package. FCT also has a list of "Special Conditions" (attached) that is the baseline from which to design/build the park. The County has added to the base list of facilities/amenities for Phase I such items as a restroom which were deemed necessary to open and properly operate the park (see attached list).

Restoration of natural habitats within the park site is an important component of the "development" of Bennett Park. Manatee County will be completing the Restoration Plan and implementing the restoration efforts separately from this RFP. The final Master Site and Interpretive Plans shall take the restoration efforts into account, both building in harmony with and interpreting the restored areas and restoration efforts. Restoration objectives are described in general in the attached Bennett Park Management Plan.

- The subject Request For Proposal # 09-0489BG was advertised January 19, 2009 and notice of its availability was made via the County web site and Demand Star Bid notification and delivery system to two thousand seven hundred ten (2,710) firms considered possibly capable of providing this type of service. One hundred seventy nine (179) firms downloaded the request for proposal and eleven (11) responses to our solicitation were received March 3, 2009; the opening was conducted at 10:00 A.M.
- The Selection Committee met on March 5, 2009, and consisted of:

Blair C. Getz, Purchasing (Chair)

Cindy Turner, Director, Parks & Recreation Department

Candie Pederson, Park Designer, Parks & Recreation Department

Jim Staples, Director, Property Management Department

Tom Yarger, Property Management Department, Construction Services, Project Manager

Charlie Bishop, Property Management Department, Construction Services, Division Manager

Mike Sosadeeter, Property Management Department, Landscape Architect

Leonard Carswell, Parks and Recreation Department, Parks Operations Manager

- The first order of business was to determine the voting members of the Committee and the following names comprise those voting members:

Cindy Turner  
 Candie Pedersen  
 Mike Sosadeeter  
 Jim Staples  
 Blair Getz

- Lengthy discussion of the eleven (11) proposals received took place and the attributes of each were weighed as to which firms would be in the best interest of the County to short list and to provide Oral Presentation to the Selection Committee.
- Firms selected to provide Oral Presentations in alphabetical order were:

Jon Swift, Inc. - Sarasota, FL  
 Mathews Construction - Tampa, FL  
 NDC Construction Company - Bradenton, FL  
 QGS Development - Lithia, FL  
 Ruben -Holland Development - Sarasota, FL

- Oral Presentations took place on March 19 & March 20, 2009 from 8:00 A.M. to 12:00 P.M., allowing one (1) hour for each firm. The Selection Committee ranked the firms as follows for the purpose of negotiating a contract with the top ranked firm:

1. Rueben-Holland Development	Sarasota
2. Mathews Construction, Inc.	Tampa
3. Jon F. Swift, Inc.	Sarasota
4. QGS Development	Lithia
5. NDC Construction Company, Inc.	Bradenton

- The Selection Committee considered numerous elements of the proposals as each firm provided their oral presentations. One of the most important was the impact that each firm would have on the local economy and the benefit they will provide to our local businesses including the construction subcontractor community.

The Firms that submitted proposals are as follows:

**Ruben - Holland Development – Sarasota, FL**

Team Members:  
 Hostetter Construction, Inc. – Sarasota, FL  
 Kimley-Horn – Sarasota, FL  
 Fawley-Bryant - Bradenton, FL  
 Turner Tree – Bradenton, FL  
 ECO Consultants – Palmetto, FL

- This is a local team.
- Two members of the team have worked together previously on this park site and have extensive knowledge of traffic, development, storm water and ecological conditions in the area, particularly on adjacent sites.



- Construction team has a lot of experience with subdivision & commercial development, and should have no issues in the development of this park facility.
- Ruben-Holland has an agreement with Manatee County to design and construct the entrance road for the park and an adjacent development.
- This team may be able to offer cost savings for the park project via co-use of storm water ponds since Ruben - Holland owns and is developing the adjacent property. However, this will need further investigation as the design develops. Physical site conditions may not support co-use i.e. inability to move water to the proposed storm water pond location.
- Kimley-Horn has strong landscape architecture and park design experience, engineers on staff and LEED certification is available.
- ECO is a local environmental consultant with extensive knowledge of ecological conditions in this park site area.
- Turner Tree is a passionate and professional team member and local landscape business partner.
- Fawley-Bryant was not present at the presentation, but there is very little architectural work to be completed in Phase I of the park.
- Since Ruben-Holland is developing the adjacent property, positive results for the design/development of the park are expected since it will be a selling point for the adjacent subdivision.
- Phase I project timeline is 12-24 months for design, permitting & construction. No timeline provided for other phases. This time line will be a large part of the initial negotiation meetings and all possible avenues will be investigated to reduce this schedule. Phase I cost proposal is \$2.5 - \$3.8 million and this too will be a major topic of negotiation in the preliminary meetings.
- The selection committee chose Ruben-Holland Development for all the above reasons and one additional outstanding fact recognized by the committee, the vested interest of Ruben Holland in the ultimate success of this project.

#### **Mathews Construction/Mike Carter Construction & Wilson Miller – Tampa, FL**

Team Members:

Mike Carter Construction, Inc. – Bradenton, FL

WilsonMiller, Inc. – Palmetto, FL

- A majority of this team is local. Mathews is not local.
- Mathews & Carter construction companies seem very capable of building a quality park. However, concerns were raised as to why two (2) general contracting firms on the same project are needed.
- Wilson Miller is highly qualified and has strong landscape architecture, park design, environmental restoration and site engineering experience and some LEED certified staff.
- Wilson Miller presented very creative park site plan ideas and showed a high level of understanding of park design.
- Team's multi-media presentation addressed most evaluation criteria.
- Phase I project timeline is 23 months for design, permitting & construction. No timeline provided for other phases.
- Phase I cost proposal is \$2.5 million. No cost estimate provided for future phases.

#### **Jon F. Swift, Inc. – Sarasota, FL**

Team Members:

IBI Group, Inc. – Sarasota, FL

Coastal Planning & Engineering (regional office) – St. Petersburg, FL

- This local team has worked together on other projects and were a very cohesive unit during their presentation.
- Jon F. Swift is highly qualified to complete the construction of the park on time, in a quality manner and is LEED certified. This proposer has numerous design/build projects including Sarasota County Schools & Parks (including Payne Park).
- IBI is highly qualified and has strong landscape architecture and park experience and a good working knowledge of the park site. IBI also has excellent grant writing abilities.
- Coastal Planning has experience working with the Manatee County Natural Resources Department, but did not speak during the presentation.
- Phase I project timeline is 8 months for design, permitting & construction. Timeline for future phases is 10.5 months.
- Phase I cost proposal is \$2.5 million. Cost estimate for future phases is \$5.5 million.

### **QGS Development – Lithia, FL**

Team Members:

Glatting, Jackson – Orlando, FL

Fawley-Bryant – Bradenton, FL

Chastan Skillman Engineers – Lakeland, FL

- This team is not local except that the engineer, Fawley-Bryant has offices in Manatee.
- Team has worked together previously.
- QGS is highly qualified and has numerous high profile design/build projects around the country including parks & national cemeteries.
- Glatting Jackson has an entire division that focuses on park design and has strong landscape architecture and park design experience throughout Florida. Glatting Jackson is LEED certified.
- The engineering firm representative was enthusiastic but not much is known about this firm.
- Fawley-Bryant was not present at the presentation, but there is very little architectural work to be completed in Phase I of the park and their involvement is expected to be very minor.
- Phase I project timeline is 19 months for design, permitting & construction. No timeline provided for other phases.
- Phase I cost proposal is \$1.5 - \$3.0 million. No costs were provided for other phases.

### **NDC Construction – Bradenton, FL**

Team Members:

ZNS Engineering, Inc. – Bradenton, FL

Ugarte & Associates – Palmetto, FL

Turner Tree – Bradenton, FL

Forney Engineering – Bradenton, FL

- This team is local but appeared to have been put together just for this project.
- NDC has a lot of local construction experience, but not with parks.
- ZNS does site engineering design but did not provide very much evidence of quality landscape architecture or park design experience. ZNS appears to have little LEED experience.
- Ugarte is a local architect but with little park experience.
- Turner Tree was not present at the presentation.
- Presentation focused on 'local' but understanding of the site and site design were lacking.



- Phase I project timeline is 21 months for design, permitting & construction. No timeline provided for other phases.
- Phase I cost proposal is \$4.5 million. Cost estimate for future phases is \$4.8 million.

The firms which were not selected for oral presentations are recorded below in alphabetical order. The Selection Committee gave extreme consideration to local Proposers and the positive impact each would have provided to local business entities and the potential employment of local residence. The Committee also recognized an additional concern that the non local proposers were unfamiliar with the local business community and subcontractor base and the utilization of these entities was questionable.

### **A2 Group, Inc. – Orlando, FL**

Team Members:

Herbert Halback, Inc. – Orlando, FL

Dunkelberger Engineering and Testing – Sarasota, FL

- The primary concern was the response time to meetings due to the firm's location. Meetings would need to be planned well in advance; short notice meetings would not be feasible as a local proposer's response. This firm's geographic location would certainly add cost to the project i.e. mileage, meals and lodging when they would be required to meet with the County staff. The same concern is repeated below for all except one proposer.
- The A2 Group list of similar projects provided were all from the east coast of Florida with the majority being either from Orlando or Miami. This list although impressive, gives concern as to their lack of familiarity to our West Coast community.

### **Collage Design - Lake Mary, FL**

Team Members:

Miller Legg, Inc – Winter Park, FL

- The primary concern for this proposer also was the response time to meetings. Meetings would need to be planned well in advance due to this proposer's location; short notice meetings would not be feasible as they would with a local proposer. This firm's geographic location would add cost to the project i.e. mileage, meals and lodging when they would be required to physically meet with the County staff. This concern is repeated for almost all not short listed proposers outside the immediate local area.
- This proposer was also not short listed due to a less than favorable experience of working with one of the team members on a recent County park project.
- The RFP did not demonstrate a sufficient level of qualifications and experience to design/build a park the size and complexity of the Bennett Park.

### **Gates Butz Institutional Construction, LLC - Punta Gorda, FL**

Team Members:

Zoller Architects/Planners – Bradenton, FL

Grady Minor Civil Engineers – Ft. Myers, FL

Burdette & Associates – Bradenton, FL

- The primary concern for this proposer also was the response time to meetings. Meetings would need to be planned well in advance due to this proposer's location; short notice meetings would not be feasible as they would with a local proposer. This firm's geographic location would add

cost to the project i.e. mileage, meals and lodging when they would be required to physically meet with the County staff. This concern is repeated for almost all not short listed proposers outside the immediate local area.

- The firms' qualifications for this type of project were adequate, but not outstanding as the firms placed on the short list.

#### **Owens, Ames, Kimball - Ft. Myers, FL**

Team Members:

Alliance Design Group – Punta Gorda, FL

Hyatt Surveying & Mapping, Inc. – Bradenton, FL

Entrix, Inc. – Sarasota, FL

- The primary concern for this proposer also was the response time to meetings. Meetings would need to be planned well in advance due to this proposer's location; short notice meetings would not be feasible as they would with a local proposer. This firm's geographic location would add cost to the project i.e. mileage, meals and lodging when they would be required to physically meet with the County staff. This concern is repeated for almost all not short listed proposers outside the immediate local area.
- This firm's experience level with this type of design/build project was very inadequate when compared to the short listed proposers.

#### **Valley Construction – Seffner, FL**

Team Members:

George F. Young – Bradenton, FL

- The primary concern for this proposer also was the response time to meetings. Meetings would need to be planned well in advance due to this proposer's location; short notice meetings would not be feasible as they would with a local proposer. This firm's geographic location would add cost to the project i.e. mileage, meals and lodging when they would be required to physically meet with the County staff. This concern is repeated for almost all not short listed proposers outside the immediate local area.
- The RFP submitted did not demonstrate a high level of qualifications and experience in the design/build process for the size and complexity of a park project as Bennett Park presents.

#### **W.G. Mills – Sarasota, FL**

**Primary Proposer:**

Team Members:

Seibert Architects – Sarasota, FL

- Although familiar with our local businesses and subcontractor base submitted in the RFP, this firm did not demonstrate the qualifications and experience that the short listed proposers provided; for that reason only, this firm was not invited to provide an oral presentation.

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