

**MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT	Design Build Construction Services for the G T Bray Recreation Center	TYPE AGENDA ITEM	Consent
DATE REQUESTED	August 11, 2009	DATE SUBMITTED/REVISED	July 1, 2009
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Financial Mgmt/Purchasing	AUTHORIZED BY TITLE	Jim Seuffert, Director
CONTACT PERSON TELEPHONE/EXTENSION	Blair C. Getz, Purchasing x 3053 R.C. "Rob" Cuthbert, Purchasing x 3014	PRESENTER/TITLE TELEPHONE/EXTENSION	Cindy Turner, Director, Parks and Recreation Dept., x 6001
ADMINISTRATIVE APPROVAL			

ACTION DESIRED INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
Authorization for the Chairman to execute the Agreement to provide Design Build Construction Services for the G T Bray Recreation Center in the amount not to exceed \$3,245,529.00 with Halfacre Construction, Inc., of Sarasota, FL.

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 2-26-42,

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:
Department Memorandum dated July 24, 2009 Agreements (2 originals), Power of Attorney Performance and Payment Bonds, Insurance Certificates	Original to Board Records and Halfacre Construction Inc., Sarasota, FL 34236. Signature page to Blair C. Getz/Purchasing and Cindy Turner, Director, Parks & Recreation Department
COST: \$3,245,529.00	SOURCE (ACCT # & NAME): 3856034302 3036034302
COMMENTS: N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT) N/A

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- **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 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 to twenty one hundred and two (2,102) 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.
- May 19, 2009, BCC authorized the Selection Committee to enter into negotiations with Halfacre Construction Company, Inc. for the Design/Build Construction services for the G T Bray Recreation Center Project.
- The final negotiation meeting took place on July 23, 2009 with a "Not to Exceed" contract price of Three Million Two Hundred Forty Five Thousand Five Hundred and Twenty Nine Dollars and Zero Cents (3,245,529.00) which includes **LEED Certification** and is agreeable to both parties; and fair and reasonable to the Parks and Recreation Department.
- This project will be managed by the Property Management Department, Construction Management Division.

MEMORANDUM



Property Management Department
Construction Services Division
1112 Manatee Avenue West, Ste 868
Bradenton, FL 34205

MANATEE COUNTY
FLORIDA

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To: Melissa Assha, Contracts and Buyer Manager
Purchasing Division

Thru: Jim Staples, Director *CHD*
Property Management Department

From: Charlie Bishop, Deputy Director *CHD*
Property Management Department

Date: July 24, 2009

Subject: G T Bray New Community Center

The bids for the above referenced project have been reviewed by staff. It is recommended that the contract for the new GT Bray Community Center be awarded to Halfacre Construction Co., in the amount of \$3,245,529.00 and in accordance with the terms and conditions of the bid package. The funding source for this contract is Parks Impact Fees.

Please contact Frank J. Monhart III AIA, ASID, Project Manager, if you have any questions regarding the attached documents.

Thank you for your continued assistance.

cc: Cindy Turner, Director, Parks and Recreation
Tom Yarger, Projects Supervisor *7/24/09*
Frank J. Monhart III, AIA, ASID, Project Manager *FM*
Project File #49614