

MANATEE COUNTY GOVERNMENT

INTENT TO NEGOTIATE

SUBJECT	Construction Cost Estimating Services	DATE POSTED	MC <u>11/4/15</u> XSE DS <u>11/4/15</u> XSE CC <u>N/A</u>
PURCHASING REPRESENTATIVE	Christine Pearson, 3037	DATE CONTRACT SHALL BE AWARDED	November 15, 2015 or later
DEPARTMENT	Property Management	CONSEQUENCES IF DEFERRED	None
SOLICITATION	RFP #15-2431CP	AUTHORIZED BY DATE	<u>Melissa M. Wendel</u> Melissa M. Wendel, CPPO for November 2, 2015

NOTICE OF INTENT TO NEGOTIATE

Notice of Intent to Negotiate with PMA Consultants and Energy Services & Products Corporation to provide Construction Cost Estimating Services for the Property Management Department.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.

Manatee County Code of Laws

BACKGROUND/DISCUSSION

PROJECT BACKGROUND:

Construction Cost Estimating Services are a necessary and allied component in order to verify the accuracy of an architect's, engineer's and/or construction manager's construction cost estimates and provide Manatee County with an independent professional opinion of cost. This service will prove valuable in the successful tracking of cost during the construction phase of any given County project. In addition, due to the fluctuating current construction services market conditions, the provision of Cost Estimating Services available to the County will facilitate the preparation and accuracy of project budgets during planning, design and construction phases.

SOLICITATIONS:

The RFP was advertised on the Manatee County website, DemandStar, and was also provided to the Manatee County Chamber of Commerce for release to its members. Two (2) proposals were received.

Energy Services & Products Corporation
PMA Consultants

Tampa, Florida
Orlando, Florida

EVALUATION COMMITTEE (VOTING) MEMBERS:

Jeff Streitmatter, Project Management Division Manager, Public Works Department
Thomas Yarger, Construction Services Project Manager, Property Management Department
Christine Pearson, Contracts Negotiator, Financial Management Department (Chair)

Non-Voting Staff Attending:

Angela Honts, Project Manager, Property Management Department
Michael DiPinto, Project Manager, Property Management Department

ATTACHMENTS (List in order of attached)	None	FUNDING SOURCE (Acct Number & Name)	Various Accounts based on CIP projects. <input checked="" type="checkbox"/> Funds Verified <input type="checkbox"/> Insufficient Funds
COST	\$75,000 to \$125,000	AMT/FREQ OF RECURRING COSTS (Attach Fiscal Impact Statement)	N/A

EVALUATION RESULTS:

The Evaluation Committee (the "Committee") convened on October 7, 2015 to review evaluation committee responsibilities, discuss member's availability for future meetings and the Sunshine Law as it applies to public meetings. The Evaluation Committee proceeded to review each of the proposals to the requirements of the RFP. As a result of the discussion, the Committee unanimously voted to invite both proposers for oral presentations. On October 21, 2015 the Committee reconvened for the oral presentations and immediately following, the Committee collaborated on their independent review of the proposals, their collective evaluation of same and the content of the oral presentations. As a result, the committee recommends the following firms for commencement of negotiations.

Energy Services & Products Corporation (ESPC), Tampa, Florida – ESPC demonstrated exceptional qualifications in their proposal. The proposal brought forth all necessary criteria as delineated in the RFP. With an office located in Tampa, FL, ESPC provides a full service firm specializing in providing construction cost estimating, value engineering, developing program parameters, life-cycle cost modeling and risk modeling/assessment. ESPC is a smaller firm with experience with both private and public sector clients. The firm has been in business for over 20 years and has a combined 160 years of experience in the field. Their project approach, coupled with key personnel's extensive experience, led the Evaluation Committee to recommend ESPC for negotiations.

PMA Consultants, Orlando, FL – The firm demonstrated exceptional qualifications through their proposal. The proposal brought forth all information pursuant to the specified criteria set forth in the RFP. PMA has several offices throughout the United States with Florida offices in Tampa and Orlando. Their staff is comprised of Professional Engineers, Certified General Contractors, Certified Licensed Underground Utility Contractors, and Certified Value Specialists. The firm's services include construction estimating, construction management, construction claims, program and project management, project controls, project risk management and green building. PMA Consultants has been ranked as one of the Top 50 Program Management Firms and Construction Management-for-fee Firms in the US by *Engineering News-Record* since 2000. They have extensive experience within both the public and private sector. The projects they have worked on range from \$10,000 to \$1.8B. Their project approach and past relevant work experience made PMA Consultants a suitable candidate, therefore, the committee recommends commencing negotiations with this firm.

REMAINING RESPONDENTS:

NA

ESTIMATED COST OF SERVICES: The annual expenditure is estimated at \$75,000 to \$125,000.**FUNDING:** Various accounts based on CIP project associated to the work performed.

The above justifications are a generalized summary of major observations intended only to provide a sufficiently detailed overview of the main observations of a majority of Committee Members. Each Committee Member may have considered one or more facts or factors more or less important than the other Committee Members when voting, and this summary of the Evaluation Committee's decision is not an attempt to exhaustively describe each of the relevant factors which motivated each of the Committee Members to select the rankings described.

The Evaluation Committee voted unanimously to proceed with the two firms selected above.

The resulting agreements will be managed by the Property Management Department.