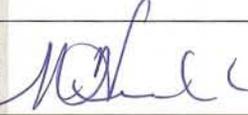


MANATEE COUNTY GOVERNMENT INTENT TO NEGOTIATE

SUBJECT	Construction Manager at Risk for Utilities Operations Building	DATE POSTED	MC 4/24/14 ✓ SE DS 4/24/14 ✓ SE CC 4/24/14 ✓ SE
PURCHASING REPRESENTATIVE	Deborah Carey-Reed, extension 3074	DATE CONTRACT SHALL BE AWARDED	To be determined after negotiations.
DEPARTMENT	Property Management Department	CONSEQUENCES IF DEFERRED	N/A
SOLICITATION	RFP #13-2061DC	AUTHORIZED BY DATE	 4/23/14

NOTICE OF INTENT TO NEGOTIATE

Notice of Intent to Negotiate with Halfacre Construction Company, Sarasota, Florida, for the purpose of the County entering into an agreement for a construction manager at risk (CMAR) to construct a new facility, to be known as the Utilities Operations Department Business Operations Facilities, at the Manatee County 66th Street location for an estimated construction cost of \$2,200,000.

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

The CMAR shall provide design and construction services to replace existing inefficient, inadequate, and/or non-compliant facilities serving the Utilities Department Water Distribution, Underground Utilities and Maintenance, Customer Service Records Retention, and Water Conservation staff at the 66th Street West complex. The project primarily includes constructing a HAVC Chiller system, a 5,900 square foot single-story and 6,500 pre-engineered metal buildings for service personnel; a 2,100 square foot open-air truck wash area; a 3,000 square foot pre-engineered metal canopy for a loading area; renovations to the existing warehouse and workshop for the maintenance personnel; and minor improvements to existing roadway and drainage deficiencies.

The RFP was advertised on the Manatee County website, DemandStar, in the Bradenton Herald and the Tempo News and was also provided to the Manatee County Chamber of Commerce for release to its members. Eight (8) proposals were received.

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ATTACHMENTS (List in order of attached)	None	FUNDING SOURCE (Acct Number & Name)	4046019208 Building Rehab / 4046019207 Chiller Project
COST	\$2,200,000 estimated cost to be negotiated	AMT/FREQ OF RECURRING COSTS (Attach Fiscal Impact Statement)	N/A

DWW

CMAR – Southeast Water Reclamation Facility Maintenance Building

Proposals received:

Manatee County Firms that submitted proposals:

NDC Construction Company, Bradenton FL
Power Contracting, Inc., Palmetto FL

Local firms that submitted proposals include:

Creative Contractors, Inc., Clearwater FL
Halfacre Construction Company, Sarasota FL
Jon F. Swift, Inc., Sarasota FL
McIntyre Elwell & Strammer General Contractors, Inc., Sarasota FL
PJ Hayes, Inc., d/b/a Tandem Construction, Sarasota FL
Willis A. Smith Construction, Sarasota FL

Other (non-local) firms that submitted proposals include:

None

The Evaluation Committee Members consisted of:

- Tom Yarger, Project Manager, Property Management Dept.
- Robert Shankle, Underground Maintenance Division Manager, Utilities Dept.
- Deborah Carey-Reed, Contracts Negotiator, FMD/Purchasing

The Evaluation Committee convened to discuss the proposals based on the stated requirements in the RFP, continuing the acquisition process and determining a recommendation to the County Administrator. The Committee members openly evaluated each firm's qualifications which included the firms' capabilities, adequacy of personnel, and experience. The Committee unanimously voted to shortlist six (6) firms and schedule oral interviews to further evaluate those short listed firms.

Oral interviews were presented to the Committee on March 10, 2014 and the Committee convened on March 20, 2014 to openly discuss each of the firms that presented and the value each may potentially bring to this project. Each firm presented the credentials to accomplish this project and references related to past projects stated the projects were completed on time and within budget. Upon completion of the discussion, the Chairman asked the voting members if they were prepared to vote for the firm that would receive our recommendation for entering into negotiation. The resulting vote was unanimous (3:0) in favor of Halfacre Construction Company, Sarasota, Florida, to provide the services required by the RFP. The review of the shortlisted firms:

Halfacre Construction Company

Ranked #1. In the last 15 years, Halfacre has constructed approximately 3,000,000 square feet of pre-engineered metal buildings via the construction management and the design-build methods. They have received multiple "Builder of the Year" awards as well as the STAR Building award for a local construction project at Sun Hydraulics. Their familiarity with the County in working in a staff-occupied area with the construction of the G.T. Bray Administration building and their presentation of a qualified project team solidified the Committee's confidence that Halfacre possessed the capability to accomplish the work with minor interruption in the County's ongoing operations. Their offer of a 2-year labor warranty in lieu of the 1-

year standard also supported their ranking as #1.

PJ Hayes, Inc. dba Tandem Construction

Ranked #2. Tandem listed little experience with municipal facilities relating to construction management for this type of facility; but, provided an overwhelming list of experiences constructing pre-engineered buildings for: Sarasota Orioles, IMG Academy, Sarasota Ford, and primarily new construction with the Sarasota School Board. Their presentation was very detailed as was their project approach. For their project team, Tandem did not provide the experience and detail as received by the Committee for the #1 Ranked firm.

NDC Construction Company (NDC)

Ranked #3. NDC demonstrated the understanding of the project and provided sufficient experiences with comparable construction projects at the McKenzie Field, Manatee Players, and Palmetto Elementary. They presented a strong, knowledgeable project team who are currently working on the construction of the 65,000 square-foot Goodwill Manasota facility; but did not exhibit the years of experience for working in a confined, staff-occupied area which is part of the scope for this project.

McIntyre Elwell & Strammer General Contractors, Inc. (MES)

Ranked #4. MES is a professional firm with considerable experience in school construction. They provided an adequate project approach that exhibited their understanding of the work. They presented capable personnel, but, not as strong of a team as presented by the #1 ranked firm.

Jon F. Swift, Inc.

Ranked #5. The majority of projects accomplished by Jon Swift is in the construction of schools and HVAC and general contractor's experience at the County Courthouse and at the Convention and Visitors Bureau. Though their project approach was satisfactory, it was not as detailed as the higher ranked firms and their project team did not fit the conditions for this project.

Willis A. Smith Construction, Inc.

The Committee elected to include Willis A. Smith in the firms shortlisted for oral interviews; but Willis A. Smith Construction, Inc. withdrew their proposal from consideration on this project.

The above justifications are a generalized summary of major observations intended only to provide the County Administrator 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 resulting agreements will be managed by the Property Management Department.