

MANATEE COUNTY GOVERNMENT

NOTICE OF INTENT TO NEGOTIATE

RFQ NO./TITLE	25-R086560JH / Construction Management at Risk Services for East Bradenton Park	DATE POSTED	MC _____ DS _____	CC _____ BIDSYNC _____
PROCUREMENT REPRESENTATIVE	Jeb Hayter, Procurement Agent III	DEPARTMENT / DIVISION	Property Management / Construction Services	
AUTHORIZED BY	Jacob Erickson, Purchasing Official	SIGNATURE DATE		

NOTICE OF INTENT TO NEGOTIATE

The Manatee County Procurement Division provides notice of its intent to negotiate a contract with Florida Premier Contractors, LLC for the provision of Construction Management at Risk Services for East Bradenton Park.

ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

BACKGROUND/EVALUATION

The project scope includes, but not limited to, demolishing the existing pool, replacing it with a splash pad, expanding parking facilities, and constructing a full-size synthetic turf multipurpose field.

The solicitation was advertised on the Manatee County website and DemandStar. It was also provided to the Manatee County Chamber of Commerce and the Manasota Black Chamber of Commerce for release to its members and advertised in the Bradenton Herald and Tempo News newspapers. Responses were received from the following firms:

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| 1. A2 Group, Inc., Port Charlotte, FL | 7. J.E. Dunn Construction Company, Tampa, FL |
| 2. Allstate Construction, Inc., Tampa, FL | 8. Manhattan Construction Company LLC, Tampa, FL |
| 3. Bades Construction Company, Inc., Dunedin, FL | 9. McIntyre Elwell & Strammer General Contractors, Inc., Sarasota, FL |
| 4. Florida Premier Contractors, LLC, Punta Gorda, FL | 10. The A.D. Morgan Corporation, Tampa, FL |
| 5. Halfacre Construction Company, Sarasota, FL | 11. Wharton-Smith, Inc., Sanford, FL |
| 6. Hennessy Construction Services Corp., St. Petersburg, FL | |

The following firms were deemed non-responsive/non-responsible: None

EVALUATION COMMITTEE MEMBERS:

Jeb Hayter, Procurement Division, non-voting	Kimberly Middleton, Construction Coordinator
Marcus Francis, Athletics & Camps Manager	Scott Reed, Parks Maintenance Supervisor

EVALUATION SUMMARY:

The Evaluation Committee first convened on June 6, 2025, and conducted technical evaluations of the responsible, responsive, proposals received. On June 20, 2025, the Evaluation Committee conducted in-person interviews with the short-listed firms: Florida Premier Contractors, LLC, Wharton-Smith, Inc., McIntyre Elwell & Strammer General Contractors, Inc., and Manhattan Construction Company LLC. On June 26, 2025, the Evaluation Committee met for the final time to discuss details such as clarifications, interviews, and final technical evaluations ranking for the short-listed firms as follows:

1. Florida Premier Contractors, LLC, Punta Gorda, FL
2. Wharton-Smith, Inc., Sanford, FL

- 3. McIntyre Elwell & Strammer General Contractors, Inc., Sarasota, FL
- 4. Manhattan Construction Company LLC, Tampa, FL

The Procurement Division and Property Management Department request authorization to enter into negotiations with the following firm (s):

Florida Premier Contractors, LLC, Punta Gorda, FL

ATTACHMENTS (List in order of attached)	Final Evaluation Summary		
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<p align="center"> Technical Evaluation Committee Scoring Form for RFQ No. 25-R086560JH Construction Management at Risk Services for East Bradenton Park Advertise Date: March 3, 2025 Manatee County Government Procurement Division Bradenton, FL </p>	Proposer and Team Experience	Approach	Organizational Structure and Capacity	Similar Completed Projects	TOTAL	Current Ranking (as determined by Average Total Score)
Maximum Score	30	30	20	20	100	
Florida Premier Contractors, LLC	28.33	27.67	15.67	18.33	90.00	1
Wharton-Smith, Inc.	26.67	24.67	17.67	18.00	87.00	2
McIntyre Elwell & Strammer General Contractors, Inc.	25.67	26.33	16.67	14.67	83.33	3
Manhattan Construction Company LLC	25.00	23.67	16.67	17.67	83.00	4