

MANATEE COUNTY GOVERNMENT

NOTICE OF INTENT TO NEGOTIATE

RFQ NO./TITLE	25-R086558DJ Construction Management at Risk Services for Buffalo Creek Park Expansion	DATE POSTED	MC _____ DS _____	CC _____ BIDSYNC _____
PROCUREMENT REPRESENTATIVE	Dave Janney, Procurement Agent III	DEPARTMENT / DIVISION	Property Management	
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 Bandes Construction Company, Inc. for the provision of Construction Management at Risk Services for Buffalo Creek Park Expansion.

ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

BACKGROUND/EVALUATION

Construct up to four additional soccer fields, including synthetic turf system to stabilize the fields. This project also includes solar lighting for paths and walkways, LED sports lighting for the new soccer fields; paved parking lot; parking lot lighting; expanded access road to accommodate access needs with overflow grass parking along the drive; restroom building; maintenance/storage building or shed; site utility improvements including potable water supply, sanitary sewer/stormwater conveyance and site electrical improvements; installation of proper drainage, installation of synthetic turf irrigation system, landscaping; bleachers and shade structures, site furnishings, and all appurtenances and amenities required for a functional facility.

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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| <ol style="list-style-type: none"> 1. A2 Group, Inc., Miami, FL 2. The A.D. Morgan Corporation, Tampa, FL 3. Bandes Construction Company, Inc, Dunedin, FL 4. Florida Premier Contractors, LLC, Punta Gorda, FL | <ol style="list-style-type: none"> 5. Halfacre Construction Company, Sarasota, FL 6. Manhattan Construction Company LLC, Tulsa, OK 7. McIntyre Elwell & Strammer General Contractors, Inc., Sarasota, FL 8. P.J. Hayes, Inc., DBA Tandem Construction, Sarasota, FL |
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The following firms were deemed non-responsive/non-responsible: None

EVALUATION COMMITTEE MEMBERS:

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| <p>Dave Janney Procurement Division, non-voting</p> <p>David Shurmur Parks Operations Manager, Property Management</p> | <p>Kim Middleton Construction Coordinator, Property Management</p> <p>Marcus Francis Parks and Recreation Manager, Sports & Leisure Services</p> |
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EVALUATION SUMMARY:

The Evaluation Committee first convened on June 3, 2025, and conducted technical evaluations of the responsible, responsive, proposals received. On June 23, 2025, the Evaluation Committee conducted in-person interviews with the short-listed firms: Bandes Construction Company, Inc., Manhattan Construction Company LLC., McIntyre Elwell & Strammer General Contractors, Inc., P.J. Hayes, Inc. DBA Tandem Construction. On June 27, 2025, the Evaluation Committee met for the final time to discuss details such as clarifications, interviews, if conducted, and final technical evaluations ranking for the short-listed firms as follows:

- 1. Bandes Construction Company, Inc.
- 2. P.J. Hayes, Inc. DBA Tandem Construction
- 3. McIntyre Elwell & Strammer General Contractors, Inc.
- 4. Manhattan Construction Company LLC

The Procurement Division and Property Management Department request authorization to enter into negotiations with the following firm (s):
Bandes Construction Company, Inc.

ATTACHMENTS (List in order of attached)	25-R086558DJ Final Evaluation Summary		
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Technical Evaluation Committee Scoring Form for 25-R086558DJ Construction Management at Risk Services for Buffalo Creek Park Expansion Advertise Date: February 28, 2025 Manatee County Government Procurement Division Bradenton, FL					
Name	Proposer & Team's Experience	Approach to Project Management	Organizational Structure and Capacity	Similar Completed Projects	Total
Maximum Score	25	35	15	25	100
Bandes Construction	24.33	33.33	13.67	24.00	95.33
Tandem Construction	22.67	32.33	13.00	22.33	90.33
MES	21.33	29.67	13.67	19.00	83.67
Manhattan Construction	21.33	26.67	12.67	22.33	83.00

Technical Evaluation Team Members: David Shurmur, Kim Middleton, Marcus Francis
Procurement Representative: Dave Janney