

MANATEE COUNTY GOVERNMENT

NOTICE OF INTENT TO NEGOTIATE

RFQ NO./TITLE	25-TA005928JH / Construction Management at Risk Services for Manatee County Sheriff's Office (MCSO) Property and Evidence Building	DATE POSTED	MC _____ DS _____	CC _____ BIDSYNC _____
PROCUREMENT REPRESENTATIVE	Jeb Hayter	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 Ajax Building Company, LLC, for the provision of Construction Management at Risk Services for Manatee County Sheriff's Office (MCSO) Property and Evidence Building.

ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

BACKGROUND/EVALUATION

The purpose of this project is to construct a new 45,000 square foot, single-story building east of Lena Road and South of State Road 64, Bradenton, FL to house a fingerprint unit, crime scene unit, chemistry lab, evidence storage, and administrative area and facilities.

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. Ajax Building Company, LLC, Tampa, FL 2. Charles Perry Partners, Inc., Tampa, FL 3. H.J. High Construction Company, Orlando, FL 4. Halfacre Construction Company, Sarasota, FL 5. J.E. Dunn Construction Company, Tampa, FL 6. Manhattan Construction Company LLC, Tampa, FL 7. NDC Construction Company, Bradenton, FL | <ol style="list-style-type: none"> 8. O-A-K/Florida, Inc., dba Owens-Ames-Kimball Co., Fort Myers, FL 9. P.J. Hayes, Inc., dba Tandem Construction, Sarasota, FL 10. Persons Service Corp, Fort Lauderdale, FL 11. RAM General Contracting & Development, Inc., Tampa, FL 12. Rycon Construction, Inc., Fort Myers, FL 13. Wharton-Smith, Inc., North Port, FL 14. Willis A. Smith Construction, Inc., Sarasota, FL |
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The following firms were deemed non-responsive/non-responsible: None

EVALUATION COMMITTEE MEMBERS:

Jeb Hayter, Procurement Division, non-voting
Steve Laney, Senior Bridge Engineer

Sidney Seymour, Project Manager
Major William "BG" Dixon, Administrative Bureau Chief

EVALUATION SUMMARY:

The Evaluation Committee first convened on July 25, 2025, and conducted technical evaluations of the responsible, responsive, proposals received. On August 18, 2025, the Evaluation Committee conducted in-person interviews with the short-listed firms: Ajax Building Company, LLC, P.J. Hayes, Inc., dba Tandem Construction, Wharton-Smith, Inc., Manhattan Construction Company LLC, Charles Perry Partners, Inc., NDC Construction Company. Willis A. Smith Construction, Inc., declined to participate in the in-person interviews. On August 19, 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. Ajax Building Company, LLC, Tampa, FL
2. P.J. Hayes, Inc., dba Tandem Construction, Sarasota, FL
3. Wharton-Smith, Inc., North Port, FL
4. Manhattan Construction Company LLC, Tampa, FL
5. Charles Perry Partners, Inc., Tampa, FL
6. NDC Construction Company, Bradenton, FL

The Procurement Division and Property Management request authorization to enter into negotiations with the following firm (s):
Ajax Building Company, LLC

ATTACHMENTS (List in order of attached)	25-TA005928JH Final Scoring Summary		
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<p align="center"> Technical Evaluation Committee Scoring Form for RFQ No. 25-TA005928JH Construction Management at Risk Services for Manatee County Sheriff's Office (MCSO) Property and Evidence Building Advertise Date: April 14, 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	
Ajax Building Company, LLC	29.00	28.33	19.00	19.67	96.00	1
Tandem Construction	28.33	27.67	18.33	17.67	92.00	2
Wharton-Smith, Inc.	27.00	28.33	17.67	19.00	92.00	3
Manhattan Construction Company LLC	27.67	28.00	18.33	17.33	91.33	4
NDC Construction Company	28.00	27.67	18.00	17.00	90.67	5
Charles Perry Partners, Inc (CPPI)	27.67	27.33	17.33	17.67	90.00	6