

MANATEE COUNTY GOVERNMENT

INTENT TO AWARD

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 _____
PROCUREMENT REPRESENTATIVE	Jeb Hayter	PROJECTED AWARD DATE	September 30, 2025	
DEPARTMENT/DIVISION	Property Management	AUTHORIZED BY DATE	Jacob Erickson, Purchasing Official	

NOTICE OF INTENT TO AWARD

The Manatee County Procurement Division provides notice of its intent to award 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 west 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, the Manasota Black Chamber of Commerce, Gulf Coast Builders Exchange, and Gulf Coast Latin 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. Ajax Building Company, LLC, Tampa, FL | 8. O-A-K/Florida, Inc., dba Owens-Ames-Kimball Co., Fort Myers, FL |
| 2. Charles Perry Partners, Inc., Tampa, FL | 9. P.J. Hayes, Inc., dba Tandem Construction, Sarasota, FL |
| 3. H.J. High Construction Company, Orlando, FL | 10. Persons Service Corp, Fort Lauderdale, FL |
| 4. Halfacre Construction Company, Sarasota, FL | 11. RAM General Contracting & Development, Inc., Tampa, FL |
| 5. J.E. Dunn Construction Company, Tampa, FL | 12. Rycon Construction, Inc., Fort Myers, FL |
| 6. Manhattan Construction Company LLC, Tampa, FL | 13. Wharton-Smith, Inc., North Port, FL |
| 7. NDC Construction Company, Bradenton, FL | 14. Willis A. Smith Construction, Inc., Sarasota, FL |

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 technical evaluations and requested authorization to enter into negotiations with the following one (1) firm:

1. Ajax Building Company, LLC

RECOMMENDATION:

The Evaluation Committee recommends award to the following firm(s):

Ajax Building Company, LLC

ATTACHMENTS (List in order of attached)	None	COST	\$344,134.63
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