

MANATEE COUNTY GOVERNMENT

SOURCE SELECTION

SUBJECT	Design Services for the Fleet Transit Facility	DATE POSTED	May 9, 2013 <i>SMG</i>
PURCHASING REPRESENTATIVE	Blair C. Getz, (941)749-3053	DATE CONTRACT SHALL BE AWARDED	To be determined after Negotiations
DEPARTMENT	Financial Management, Purchasing Division	CONSEQUENCES IF DEFERRED	Delay in acceleration of project
SOURCE RECOMMENDATION	Request for Proposals #12-1639BG	AUTHORIZED BY	Melissa M. Wendel, CPPO Purchasing Official <i>[Signature]</i>
		DATE	May 9, 2013 <i>5/9/2013</i>

ACTION DESIRED

Authorization to enter into negotiations with the top ranked firm JNZ-POND of Bradenton FL, to provide design services for the Fleet Transit Facility.

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 purpose of this Request For Proposal (RFP) is to obtain design services for Manatee County's proposed Fleet/Transit facility. The successful design consultant shall be responsible for the design of the facility from conceptual design alternatives/programming through final design including project plans, specifications, bid documents and contract administration services. During the construction phase services include review of shop drawings, response to all Request For Information (RFI) and change order evaluation.
- Funding Source: Transit Administration Building
- Continued Next Page

SUMMARY

RESULTS

Authorization to enter into negotiations with the top ranked firm to provide the facility design

ATTACHMENTS: (List in order as attached)

N/A

INSTRUCTIONS TO BOARD RECORDS:

N/A

COST Estimated cost before negotiation \$1,541,000

SOURCE (ACCT# & NAME) Transit Administration Building / 436-6083902-531000/6083902-0001

COMMENTS N/A

AMT./FREQ. OF RECURRING COSTS (ATTACH FISCAL IMPACT STATEMENT) N/A

- 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. Thirteen (13) proposals were received.

Manatee County Firms that submitted proposals:

Fawley/Bryant - Bradenton
JNZ- POND - Bradenton
Synalovski Romanik Saye, LLC - Bradenton
Ugarte & Assoc. - Palmetto

Local firms that submitted proposals include:

CPH - Sarasota
Gouldevans / RNL - Tampa
Harvard /Jolly - Sarasota
Long & Assoc. - Tampa
Schenkle & Shultz - Sarasota

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

Architects Design Group - Winter Park
Bentley Architects & Engineers - Longwood
Borrelli / Partners - Orlando
Luz Prebor Fowler Architects - Lakeland

- **EVALUATION COMMITTEE (VOTING) MEMBERS:**

Chad Butzow, Deputy Director - Field Operations Services, Public Works Department
Tom Yarger, Construction Services Project Manager, Property Management Department
Blair Getz, Contracts Negotiator, Purchasing Division

non-voting staff attending:

Mike Brennan, Fleet Services Division Manager, Public Works, Department
William Steele, Transit Division Manager, Public Works Department

- The initial meeting of the Evaluation Committee convened on 3/25/2013. After considerable discussion it was determined that six (6) of the thirteen (13) proposers should provide oral interviews.

Those firms, in alphabetical order, were:

Bentley Architects & Engineers - Longwood
Fawley/Bryant - Bradenton
Gould Evans / RNL - Tampa
Harvard /Jolly - Sarasota
JNZ- POND - Bradenton

- The Evaluation Committee convened on April 17, 2013 and April 18, 2013 for the Oral Presentations from each selected firm.

The Evaluation Committee convened on April 29, 2013 for the purpose of considering the six (6) short listed firms. The Committee members discussed each firm and the value each may potentially bring to this project. The open discussion concluded prompting the Chairman to ask the voting members if they were prepared to vote for the firm that would receive our recommendation for entering into negotiation. The voting members cast their vote unanimously selecting the firm of JNZ – POND, a joint venture, to provide the services required by the Request for Proposal.

JNZ-POND, a joint venture in the State of Florida and the top ranked firm, is deemed the most qualified team to provide design and construction administration services for the Fleet Transit Facility. The JNZ-POND Joint Venture was created by bringing together two experienced firms, Jerry Zoller Architect/Planner AIA, PA of Bradenton and POND and Associates of Jacksonville. Jerry Zoller, Architect/Planner, brings the required architectural and planning elements to this project while POND and Associates will provide the project management experience and a design compliance project manager which will be required from groundbreaking to Certificate of Occupancy and will also assist in the FTA oversight monitoring.

The JNZ-POND project manager is familiar with the joint venture team members and their roles and also displayed a complete understanding of the detailed, multiple disciplines, multi-tasking elements and also the deadline and budget driven focus which are all critical to the tight schedule and limited budget. This team offered the most detail and through answering all questions and demonstrated experience with local, large and federal government projects such as the North Fulton Maintenance and Operations Center, in Alpharetta, GA, a 107,000 square foot facility on 35 acres at a cost of \$20,100,000. The knowledge of the FTA design requirements is a top priority for this project. JNZ-POND has engaged a nationally recognized expert in FTA design compliance, Maintenance Design Group (MDG) of Baltimore Maryland, to assure that the final design and layout meets all FTA Regulations. This firm ensures compliance with the FTA Best Practices Manual and brings expertise in programming of facility needs and assessment and assistance in construction administration. This firm has worked on multiple projects across the United States such as the Los Angeles Metro Division 13 Bus Maintenance Facility, a 114,000 square foot facility with a 440,000 square foot parking garage at an estimated project cost of \$80,000,000.00. This Joint Venture brings a team well suited to perform on this project through careful sub-consultant selection of and a focus on bringing value to our Fleet Facility project. Those sub-consultants are:

ZNS Engineering, Bradenton – Providing Civil, Survey and Landscaping.

Stewart Engineering, Sarasota – Providing mechanical, electrical, plumbing and fire protection design.

Eco Consultants, Palmetto – Providing Environmental Engineering.

Siebein Associates, Gainesville – Providing Acoustical Engineering

Qualified Systems Contracting, Gainesville – Providing security and safety systems design

Tindale – Oliver & Associates, Tampa – Providing traffic engineering

Base Consultants, Orlando – Providing structural engineering

Maintenance Design Group (MDG), Baltimore MD – Providing facility design/layout review and FTA compliance

Ardaman and Associates, Sarasota – providing geotechnical services
KCC Estimating and Construction Services – providing cost estimating

The JNZ-POND team provides continuously monitored project management with checks and balances in place for quality and document control which begins on day one.

Harvard Jolly, Inc. the second ranked firm, is well respected in the State of Florida with 75 Years of experience in their field. This firm presented an excellent and well thought out team and their presentation was well received by the Committee. They answered all questions adequately and appear to be capable of completing the project. Their strengths were the architectural team and the industry knowledge of their proposed sub-consultant, Jacobs Engineering of Tampa, who brings Transit specific experience. This team, however, did not demonstrate strong qualifications for all required disciplines.

Bentley Architects & Engineers, the third ranked firm, provided an excellent and informational Oral Presentation with a good mix of team members. They presented a very methodological approach to the project with specific milestones and cost controls during construction. They also presented a well laid out mechanical, electrical and plumbing approach and a strong project manager. All questions were answered adequately. Bentley brings an industry expert to the team by partnering with Maintenance Design Group (MDG) to help with the facility design/layout. Bentley Architects & Engineer, although qualified, did not demonstrate they had the depth and breadth of knowledge on their team that was desired by Manatee County and present with the other proposers.

The remaining presenting firms, Fawley/Bryant, Gould Evans / RNL, and Schenkel & Shultz, are all well respected and talented firms within the professional service community; however, they did not present to be as well qualified in comparison to the top ranked firms.

- These remaining respondents, although well qualified, were not selected based on a comparison of capabilities of the selected firms.

Architects Design Group - Winter Park
Borrelli / Partners – Orlando
CPH - Sarasota
Long & Assoc. - Tampa
Luz Prebor Fowler Architects - Lakeland
Synalovski Romanik Saye, LLC - Bradenton
Ugarte & Assoc. - Palmetto

- ESTIMATED COST OF SERVICES: \$ 1,541,000
- FUNDING: Transit Administration Building / # 436-6083902-531000/6083902-0001

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.