

MANATEE COUNTY GOVERNMENT

INTENT TO NEGOTIATE

SUBJECT	Consulting Services for Infrastructure, Growth Planning and Strategies	DATE POSTED	MC <input checked="" type="checkbox"/> SE 3/17/14 DS <input checked="" type="checkbox"/> SE 3/17/14 CC <input checked="" type="checkbox"/> SE 3/17/14
PURCHASING REPRESENTATIVE	Frank Lambertson, 3042	DATE CONTRACT SHALL BE AWARDED	March 24, 2014 or later
DEPARTMENT	Building and Development Services	CONSEQUENCES IF DEFERRED	None
SOLICITATION	RFP #14-0287FL	AUTHORIZED BY DATE	Melissa M. Wendel, CPPO <i>for</i> March 17, 2014

NOTICE OF INTENT TO NEGOTIATE

Notice of Intent to Negotiate with TischlerBise Inc., Bethesda, Maryland to provide Consulting Services for Infrastructure, Growth Planning and Strategies for the Building and Development Services.

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

PROJECT BACKGROUND:

The Board of County Commissioners has directed staff to amend the County's growth management and infrastructure investment strategy (i.e., Land Development Code, Comprehensive Plan, capital improvements planning process, utility planning, concurrency regulations, impact fee schedule, etc.) to provide a more coordinated, efficient and cost effective approach to land development and the growth of infrastructure and services for the future. The Board has recognized the need to have an infrastructure investment strategy that reflects the different built environments, service levels and needs in the various parts of the county.

This scope of services to be provided include the development of a workplan for a new infrastructure growth strategy for unincorporated Manatee County. To better reflect the direction of the Board of County Commissioners and the *How Will We Grow?* report and the Urban Land Institute (ULI) recommendation report in providing an economically feasible approach to growth and services, the successful consultant will analyze and make recommendations.

SOLICITATIONS:

The RFP was advertised on the Manatee County website, DemandStar, and was also provided to the Manatee County Chamber of Commerce for release to its members. Four (4) proposals were received.

Manatee County Firms that were directly solicited:

None

Manatee County Firms that submitted proposals:

None

ATTACHMENT	N/A	FUNDING SOURCE (Acct Number & Name)	506-0004100-531000 <input checked="" type="checkbox"/> Funds Verified <input type="checkbox"/> Insufficient Funds
COST	Estimated Cost \$200,000	AMT/FREQ OF RECURRING COSTS (Attach Fiscal Impact Statement)	N/A

Local firms that submitted proposals include:

Tindale-Oliver & Associates, Inc., Tampa, FL

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

Balmoral Group, Winter Park, FL

Renaissance Planning Group, Orlando, FL

TischlerBise, Inc., Bethesda, MD

EVALUATION COMMITTEE (VOTING) MEMBERS:

Dan Schlandt, Deputy County Administrator, County Administrator's Office

Jim Seuffert, Director, Financial Management Department

Sia Millanazar, Deputy Director, Public Works Department

John Osborne, County Planning/Zoning Official, Building & Development Services Department

Frank Lambertson, Contracts Negotiator, Financial Management Department (Chair)

Non-Voting Staff Attending:

William Clague, Deputy County Attorney, County Attorney's Office

Clarke Davis, Transportation Planning Manager, Public Works Department

Gus DiFonzo, Deputy Director, Utilities Department

EVALUATION RESULTS:

The Evaluation Committee convened on December 19, 2013 and determined that all proposers should provide an oral interview. Those firms, in alphabetical order, were:

Balmoral Group, Winter Park, FL

Renaissance Planning Group, Orlando, FL

Tindale-Oliver & Associates, Inc., Tampa, FL

TischlerBise, Inc., Bethesda, MD

The Evaluation Committee convened to provide for the Oral Interview from each firm and then to discuss the offers based on the stated requirements in the RFP, continuing the acquisition process and determining a recommendation to the County Administrator.

TischlerBise, Inc., Bethesda, MD – The firm demonstrated exceptional qualifications via their proposal and presentation. Of particular: was the firm's strong grasp of the scope of service and meeting the County's expectations; provided a key point of understanding in their presentation about tax structure of communities and market studies; understanding of utilities issues which establish where growth should take place; and linking incentives to economic goals. Hours of work proposed in their project budget provided a closer reflection of the effort and their proposed Project Manager has performed successfully and responsively with previous work that he has done for the County.

Tindale-Oliver & Associates, Inc., Tampa, FL – The firm provided a professional proposal and made a concise presentation to the Evaluation Committee. Demonstrated their grasp of infrastructure finance and technical approach, and presented a strong team partnering with Mckim and Creed having the capabilities and experience to perform the required scope. Additionally, the firm had experience in assisting other jurisdictions with similar situations as Manatee County. While impressed with the firm's qualifications and sound team organization in place they were evaluated second by the Evaluation Committee. The Evaluation Committee perceived the higher ranked firm to have a preferred technical approach to this project.

Renaissance Planning Group, Orlando, FL – The firm made a satisfactory presentation and has successfully performed other services for Manatee County. Presented interesting concepts and successfully conveyed transportation planning and financial experience however did not have a broad sense of the relationship of planning and economic issues outside transportation planning and no sub-consultants were identified to assist with tasks they the firm was lacking in as did the second evaluated firm.

Balmoral Group, Winter Park, FL – The firm had many interesting and creative evaluations and studies it performed for other jurisdictions and had a strong economic background. However It did not have the extensive background and experience of the higher evaluated firms, was not as strong in their understanding of fees and impact fees, and limited experience with transportation and utility efforts. The Evaluation Committee agreed that the firm was knowledgeable of Florida growth management policy and hoped the firm would participate in future County Request for Proposals.

REMAINING RESPONDENTS:

None

ESTIMATED COST OF SERVICES: \$200,000 estimated**FUNDING:** General County Unincorporated Services / 107-0015700-531000

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 Evaluation Committee voted 5-0 to proceed with TischlerBise, Inc., Bethesda, MD.

The resulting agreement will be managed by County Planning/Zoning Official, Building & Development Services Department.