

# MANATEE COUNTY GOVERNMENT

## AGENDA MEMORANDUM

SUBJECT	Design Build Construction Services for the Marine Rescue Headquarters	TYPE AGENDA ITEM	Consent
DATE REQUESTED	June 23, 2009	DATE SUBMITTED/REVISED	June 9, 2009
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Financial Mgmt/Purchasing	AUTHORIZED BY TITLE	Jim Seuffert, Director
CONTACT PERSON TELEPHONE/EXTENSION	Blair C. Getz, Purchasing x3053 R.C. "Rob" Cuthbert, Purchasing x3014	PRESENTER/TITLE TELEPHONE/EXTENSION	Jim Staples, Director, Property Management Dept. x7489
ADMINISTRATIVE APPROVAL			

<b>ACTION DESIRED</b> INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
<b>Authorization to enter into negotiations with the top ranked firm, Power Contracting, LLC Inc., Palmetto, FL, to provide Design Build Construction Services for the Marine Rescue Headquarters.</b>

<b>ENABLING/REGULATING AUTHORITY</b> Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy
Ordinance 08-43, Manatee County Purchase Code Section 2-26-45, Contracts and Administration.

<b>BACKGROUND/DISCUSSION</b>
<ul style="list-style-type: none"> <li>• It is the intent of Manatee County to construct a new 4,250 SF Marine Rescue Headquarters building strategically located on the south end of Anna Maria Island with centralized access to Manatee County intracoastal waterways, Sarasota Bay, Manatee County beaches and the Gulf of Mexico. The building will be elevated on concrete piles and have boat/car parking at grade Permitting and design of a dock will be provided under separate contract and is not included in this project.</li> <li>• Funding Source: General Revenue – Building Capital Projects</li> </ul> <p>Continued on page 2</p>

<b>COUNTY ATTORNEY REVIEW</b>	
Check appropriate box	
<input type="checkbox"/>	<b>REVIEWED</b> Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)
<input type="checkbox"/>	<b>NOT REVIEWED</b> (No apparent legal issues.)
<input type="checkbox"/>	<b>NOT REVIEWED</b> (Utilizes exact form or procedure previously approved by CAO.)
<input checked="" type="checkbox"/>	<b>OTHER</b> County Attorney review, if necessary, will be requested after negotiations have concluded

<b>ATTACHMENTS: (List in order as attached)</b>		<b>INSTRUCTIONS TO BOARD RECORDS:</b>	
None		None	
COST:	To be determined by Negotiations	SOURCE (ACCT # & NAME):	310-6005702
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

#2

- Work Assignment was issued to Wade Trim for preliminary design work.
- The proposal package was submitted, reviewed and approved by Property Management. The subject Request For Proposal #09-1619BG was advertised April 10, 2009. Notice of its availability was made via Manatee County Website and DemandStar Bid Notification Delivery System to two thousand eighty-four (2184) firms interested. One hundred forty-five (145) firms downloaded the Request For Proposal; seventeen (17) responses were received May 8, 2009; the opening was conducted at 10:00 A.M.

- Sixty-nine (69) local firms that were directly contacted and made aware of this Request for Proposal were:

Bay Electric – Bradenton

Britt Surveying – Venice

Wilson Miller, Inc. – Palmetto

Coastal Flooring, Inc. – Bradenton

Carlson Studios – Sarasota

Collman & Karsky Assoc. - Tampa

Bellemare Total Integrated Systems – Bradenton

Ellis Construction – Tampa

Dunkin Seawall – Sarasota

Core Construction – Sarasota

Steinbaum & Assoc. - Sarasota

Tom Wessel Construction – Sarasota

DeLesline Construction – Palmetto

Strayer Surveying and Mapping – Venice

Dunkelberger Engineering - Bradenton

Fawely Bryant Arch. – Bradenton

Southland Construction - Tampa

Rowe Architects – Tampa

Ryan Companies – Tampa

Qualified Systems Contracting – Tampa

Paragon Electric – Sarasota

D. L. Porter - Sarasota

Frogwater Enterprises – Oneco

Seibert Architects – Sarasota

Dooley/Mack Constructors, Inc. - Sarasota

Jenson & Group - Bradenton

Havard Jolly, Inc. - Sarasota

Halfacre Construction - Sarasota

Hyatt Services - Bradenton

Harbor Key Development - Bradenton

Holland Enterprises - Osprey

Howell Construction - Sarasota

IBI Group - Sarasota

Jerry N. Zoller AIA - Bradenton

Hough Engineering - Bradenton

Jon Swift - Sarasota

Kimley- Horn & Assoc.- Sarasota

Karins Engineering Group - Sarasota

ServTech - Tampa

Lewis Consulting - Bradenton

McIntyre, Elwell, & Strammer - Sarasota

Mathews Construction - Tampa

NDC Construction - Sarasota

Newcomer Construction - Sarasota

Pat Cook Construction - Bradenton

PBS&J - Sarasota

Power Contracting - Palmetto

Qualified Systems Contracting - Tampa

Remco Builders - Bradenton

Southern Cross Contracting – Sarasota

Precision Marine Construction – Sarasota

Hostetter - Sarasota

Local Firms (CONTINUED)

- |                                          |                                           |
|------------------------------------------|-------------------------------------------|
| Turner Tree – Bradenton                  | Service Experts – Sarasota                |
| R.A. Connelly - Bradenton                | W.G. Mills, Inc. – Sarasota               |
| George F. Young – Tampa                  | PSI – Tampa                               |
| Willis Smith – Sarasota                  | Skirball Group – Sarasota                 |
| Zirkelbach Construction, Inc. – Palmetto | Southerneastern Communications - Sarasota |
| ADP Group - Sarasota                     | O'Brien Architects – Bradenton            |
| Mike Carter Construction – Bradenton     | R.A. Connelly - Bradenton                 |
| Ugarte & Associates - Palmetto           | R.E. Crawford, Inc. – Sarasota            |
| Service Painting - Sarasota              |                                           |

- The Selection Committee that met on May 20, 2009 consisted of:

William Hutchison - Public Safety Director, **Voting member**  
 Gerald Moyles - Public Safety Chief  
 Tom Yarger - Property Management, Construction Services Project Manager  
 Darin Cushing – Property Management, Construction Services Project Manager, **Voting Member**  
 Charlie Bishop - Property Management, Construction Services Division Manager  
 Blair C. Getz - Purchasing (Chair), **Voting Member**

- After an evaluation by the Selection Committee, seven (7) firms of the seventeen(17) proposals received were selected to provide oral presentations and are list below in alphabetical order:

- |                                   |           |
|-----------------------------------|-----------|
| 1. DeLesline Construction, Inc.   | Palmetto  |
| 2. Mike Carter Construction, Inc. | Bradenton |
| 3. NDC Construction               | Bradenton |
| 4. Power Contracting              | Bradenton |
| 5. R. A. Connelly                 | Bradenton |
| 6. Remco Builders                 | Bradenton |
| 7. W.G. Mills, Inc.               | Bradenton |
| 8. Zirkelbach Construction, Inc.  | Palmetto  |

- Oral Presentations took place on May 4 and May 5, 2009, allowing one (1) hour for each firm. The voting members of the Selection Committee (Hutchison, Cushing and Getz) ranked the firms as follows for the purpose of negotiating a contract with the top ranked firm.

1. Power Contracting, LLC
2. Zirkelbach Construction, Inc.
3. W.G. Mills, Inc.
4. NDC Construction, Inc.
5. R.A. Connelly
6. Mike Carter Construction, Inc.
7. Remco Builders
8. DeLesline Construction, Inc.

- **Power Contracting, LLC**, the top ranked firm, demonstrated exceptional qualifications and an excellent understanding of the means and methods to deliver the required facility successfully and in a time frame acceptable to the County. The team assembled by this firm was in attendance at the Oral Presentation. The team members each had an opportunity to speak of their involvement in the Design / Build process of the project. They each were highly competent in their individual fields of expertise.

The proposer provided their commitment to the local subcontractor base in their presentation by stating their assurance that 100% of this project will become reality through the utilization of that base.

The proposal team was very confident in the design that was presented and answered any questions asked of them in a manner that reflected their preparation for their oral presentation. The team also demonstrated their ability to provide all the resources required for the County to achieve LEED Certification.

Power Contracting's proposed estimated amount of \$804,136 was very satisfactory to the Selection Committee as the time and budget are well within the estimated County parameters.

- **Zirkelbach Construction, Inc.** submitted many projects of a similar nature to this project and demonstrated an extremely impressive background in coastal construction. The design presented would fit well in the community where it is to be constructed.

This proposer submitted well thought out alternate suggestions for this facility which exhibited the time spent in assembling their proposal.

The proposer gave assurance that a local sub-contractor base would be utilized to construct the facility.

This proposer also provided a well prepared site plan, a competent level of LEED requirements, and acceptable safety and quality control programs.

In addition, time of delivery of the project was 10 months, which is acceptable to the County. Zirkelbach Construction estimated cost of design and construction was \$1,361,983.

- **W.G. Mills Inc.**, like the other short listed firms, is well qualified to deliver the desired project. This firm and the team they assembled displayed an expertise that surely would have produced a quality facility for Manatee County. The proposed time frame of 9 months was acceptable to the County.

This firm provided very adequate site and utility investigation and a well designed interior layout. The team members present displayed a very competent understanding of the permitting process and LEED certification requirements.

This proposer offered a cost estimate of \$1,347,000.

- **NDC Construction Company** and the team members they have assembled are very qualified; however, the design fell short of the desired structure to be located in this beach community.

The estimated cost from this proposer was \$1,231,000; the proposed time frame was acceptable to the County.

- **R.A. Connelly, Inc.**, although a capable contractor, did not present adequate previous coastal construction experience. The Committee did not feel the oral presentation was well prepared.

The offer was estimated at \$1,100,000.

- **Mike Carter Construction Inc.** is also well qualified to deliver the project. The presentation was conducted in a highly professional manner. However, the building design fell short of the higher ranked firms and the proposer offered the highest cost estimate at \$1,636,000. There was no discovery through their presentation as to why the estimate was twice that of the number one ranked firm.
- **Remco Builders, Inc.** is highly qualified to construct this type of project. However, the facility design was not what the end user or the beach community would ultimately like to see on this property. The cost estimate proposed was \$1,532,000.
- **DeLesline Construction Inc.** did not arrive at the appointed time for their presentation to commence. However, a team member from World Design, Inc. was present and began without the primary proposer present. The quality of the presentation, the design submitted, and the cost proposal of \$1,147,000 dropped this firm to the eighth place ranking.
- The firms that submitted proposals that were not short listed are listed in alphabetical order. These firms were not included on the short list for the Following reasons: the Proposers physical location, the cost estimate, the quality of the proposed design, the time proposed to design and construct, or a combination of all or some of these reasons.

D.L. Porter Constructors, Inc., Sarasota  
D R Swanson Company, Port Charlotte  
Ellis Construction Company, Tampa  
Halfacre Construction, Inc., Sarasota  
Hostetter Construction Corporation, Sarasota  
Jon F. Swift General Contractors, Sarasota  
Mandese White Construction  
RE Crawford Construction, Sarasota  
Southern Cross Contracting, Inc., Sarasota

This project will be managed by the Property Management Department, Construction Management Division.