

# MANATEE COUNTY GOVERNMENT

## INTENT TO NEGOTIATE

<b>SUBJECT</b>	Construction Management at Risk Services for Manatee County Sheriff's Office Warehouse / Freezer Building	<b>DATE POSTED</b>	MC <u>2/1/16</u> ✓ SE DS <u>2/1/16</u> ✓ SE CC <u>N/A</u>
<b>PURCHASING REPRESENTATIVE</b>	Jacob Erickson, 749-3053	<b>DATE CONTRACT SHALL BE AWARDED</b>	Upon Completion of Successful Negotiations
<b>DEPARTMENT</b>	Property Management Department	<b>CONSEQUENCES IF DEFERRED</b>	None
<b>SOLICITATION</b>	RFP #16-0267JE	<b>AUTHORIZED BY DATE</b>	Melissa M. Wendel, CPPD <u>[Signature]</u>

### NOTICE OF INTENT TO NEGOTIATE

Notice of Intent to Negotiate with Halfacre Construction Company to provide Construction Management at Risk Services for Manatee County Sheriff's Office Warehouse / Freezer Building for the Manatee County Property Management Department.

### 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 Manatee County Sheriff's Office (MCSO) intends to construct a new 12,250 square foot warehouse / freezer building, located at 14470 Harlee Road, Palmetto, FL 34221. Project Scope includes all related work required by working drawings and specifications necessary to achieve building Certificate of Occupancy and final site plan approval, and includes, but is not limited to: utility and site work, fiber optic connections, drainage and stormwater, permitting and associated fees, landscaping and 1800 square feet of freezers.

#### SOLICITATIONS:

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. Five (5) proposals were received.

#### Manatee County Firms that were directly solicited:

None

#### Manatee County Firms that submitted proposals:

Manasota Commercial Construction Company Bradenton, FL

#### Local firms that submitted proposals include:

The A.D. Morgan Corporation	Tampa, FL
Halfacre Construction Company	Sarasota, FL
Jon F. Swift Construction	Sarasota, FL
McIntyre Elwell & Strammer General Contractors, Inc.	Sarasota, FL

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<b>ATTACHMENTS</b> (List in order of attached)		<b>FUNDING SOURCE</b> (Acct Number & Name)	Term Agreement <input checked="" type="checkbox"/> Funds Verified <input type="checkbox"/> Insufficient Funds
<b>COST</b>	\$1,600,000 before negotiation	<b>AMT/FREQ OF RECURRING COSTS</b> (Attach Fiscal Impact Statement)	N/A



**EVALUATION COMMITTEE (VOTING) MEMBERS:**

Angela Honts – Project Manager, Property Management Department  
Jon Betcher – Construction Review Inspections Manager, Building and Development Services Department  
Jacob Erickson - Contracts Negotiator, Financial Management Department (Chairperson)

**Non-Voting Staff Attending:**

Major Robert Williams – Corrections Bureau, Manatee County Sheriff's Office

**EVALUATION RESULTS:**

The Evaluation Committee (the "Committee") convened in January 2016 to review evaluation committee responsibilities, discuss member's availability for future meetings, and the Florida Sunshine Law as applicable to public meetings. The Evaluation Committee then proceeded to review each of the five (5) proposals for their responsiveness to the requirements of the RFP.

**Halfacre Construction Company**, Sarasota, FL - The firm demonstrated exceptional qualifications in their proposal. Located in Sarasota, FL, Halfacre has previous experience with Manatee County on other projects including the construction of the G.T. Bray Recreation Center and also cold storage structures located at Port Manatee. They presented a comprehensive project approach emphasizing their experience with constructing large cold storage / warehouse facilities such as the Harris Intermodal Center at Port Manatee and the Tri-Eagle Anheuser Busch Distributorship building in Midland, FL; both of which contained substantial cold storage components. This, coupled with the experience of the key personnel involved in the project, helped the Evaluation Committee determine that Halfacre Construction Company was the most qualified firm for the project and be recommended for award consideration.

**McIntyre Elwell & Strammer General Contractors, Inc.**, Sarasota, FL – The firm demonstrated a very strong project approach in their proposal. With work experience primarily consisting of private and public clientele, ME&S had a variety of Construction Management at Risk project experiences. After review by the Evaluation Committee, it was determined that ME&S, though qualified to provide Construction Management at Risk services, primarily specialized in smaller individual cooler / freezer installation within a commercial setting rather than the large cold storage necessary for this project. It was recommended by the Evaluation Committee that ME&S should be ranked as the second firm.

Upon completion of the Evaluation Committee meeting on January 7, 2016, the Committee ultimately recommended the Intent to Negotiate award for **Halfacre Construction Company** to the County Administrator.

**REMAINING RESPONDENTS**

The remaining respondents, although well qualified, were not selected based on a comparison of capabilities of the selected firms:

The A.D. Morgan Corporation	Tampa, FL
Jon F. Swift Construction	Sarasota, FL
Manasota Commercial Construction Company	Bradenton, FL

**ESTIMATED COST OF SERVICES:** The estimated expenditure is \$1,600,000 before negotiations.

**FUNDING: 310-6005227 / Infrastructure Equipment Upgrade**

*The above justifications are a generalized summary of major observations intended only to provide 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 unanimously 3 to 0 to proceed with the award to **Halfacre Construction Company**.

The resulting agreement will be managed by the Property Management Department.