

MANATEE COUNTY GOVERNMENT INTENT TO NEGOTIATE

SUBJECT	Construction Management at Risk Services for Manatee County Health Department Medical Examiner's Office Building	DATE POSTED	MC <u>X SE 9/26/16</u> DS <u>X SE 9/26/16</u> CC <u>N/A</u>
PURCHASING REPRESENTATIVE	Chris Daley-CPPO, CPPB, 749-3048	DATE CONTRACT SHALL BE AWARDED	Upon completion of Successful Negotiations
DEPARTMENT	Property Management Department	CONSEQUENCES IF DEFERRED	None
SOLICITATION	RFP #16-2572CD	AUTHORIZED BY DATE	Melissa M. Wendel, CPPO <i>[Signature]</i> 9/24/16

NOTICE OF INTENT TO NEGOTIATE

Notice of Intent to Negotiate with Jon F. Swift, Inc., Sarasota, FL to provide Construction Management at Risk Services for Manatee County Health Department Medical examiner's Office Building.

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 Health Department intends to remodel the existing Natural Resources Department (NRD) building located at 202 6th Avenue East in Bradenton, Florida, which is approximately 12,000 +/- square feet, to house the Medical Examiner's office and utilize a space on the second floor for the Emergency Medical Services (EMS).

The purpose of this RFP is to solicit the experience and qualifications of firms qualified to provide Construction Management at Risk (CMAR) services for the Remodel of the old NRD Building to the proposed Manatee County Health Department Medical Examiner's Office Building, including space for EMS personal.

The intent of this solicitation is to select a firm to provide professional CMAR services as part of a team that includes County representatives and the County's selected design team.

SOLICITATION: 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. Six (6) proposals were received from:

- A.D. Morgan Corporation, Bradenton, FL
- Core Construction, Bradenton, FL
- Halfacre Construction, Sarasota, FL
- Jon F. Swift, Inc., Sarasota, FL
- Manasota Commercial Construction Company, Bradenton, FL
- Willis A. Smith Construction, Inc., Sarasota, FL

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ATTACHMENTS (List in order of attached)	FUNDING SOURCE (Acct Number & Name) <input checked="" type="checkbox"/> Funds Verified <input type="checkbox"/> Insufficient Funds
COST \$1,225,000 before negotiation	AMT/FREQ OF RECURRING COSTS N/A (Attach Fiscal Impact Statement)

EVALUATION COMMITTEE (VOTING) MEMBERS:

Chris Daley, Contracts Negotiator, Financial Management Department (Chair)

Michael DiPinto, Project Manager, Property Management Department

Jeff Camden, Construction Review/Inspections Manager, Building and Development Services Department

Non-Voting Staff Attending:

Paul Diccico, Interim Chief Emergency Medical Services, Public Safety Department

EVALUATION RESULTS: The Evaluation Committee convened on September 6, 2016 for the discussion of the proposals and a review of evaluation committee requirements. Discussions also included member's availability for future meetings, the Sunshine Laws as applicable to public meetings, and the selection process pursuant to Florida Statute 287.055.

During this meeting, the Evaluation Committee determined that the following proposers would provide an oral interview, in compliance with Florida Statute 287.055:

A.D. Morgan Corporation, Bradenton, FL

Halfacre Construction, Sarasota, FL

Jon F. Swift, Inc., Sarasota, FL

Willis A. Smith Construction, Inc. Sarasota, FL

The Evaluation Committee convened to provide for the Oral Interview from each firm to demonstrate their full understanding of the project and to the following inquiries:

- Brief introduction of the proposing company and key personnel assigned to the project
- Capability: to include stakeholder's communication process, change management process, risk monitoring and mitigation, quality assurance, and OSHA ratings.
- Experience: to include knowledge of proposed site, explanation of project approach, any unforeseen issues, value engineering expertise, LEED certification, and typical Construction Management fee by percentage for a project of this size.
- Adequacy of Personnel: to include whether they intended to self-perform any construction activities, and typical personnel cost by percentage for a project this size.
- Past Record: to include whether their firm had ever been assessed liquidated damages, been found in violation of any permitting associated with a project under their management, or ever failed to deliver a project on time and within budget.

Immediately following the oral interviews the Evaluation Committee deliberated the offers based on the stated requirements in the RFP, continuing the acquisition process and determining a recommendation to the County Administrator.

Jon F. Swift, Inc., Sarasota, FL- The firm demonstrated exceptional qualifications in their proposal. Located in Sarasota, FL, Jon f. Swift has extensive Construction Management at Risk experience with Sarasota County School Board and State College of Florida (formerly known as Manatee Community College). They presented a comprehensive project approach emphasizing their experience with building remodels of this size and larger that were in close proximity to occupied facilities along with their value engineering approach. The firm also has a recently completed and current LEED Silver project for the Sarasota County School Board, which included extensive HVAC renovation and commissioning of the building's energy systems. This coupled with the experience of the key personnel involved with this project, all of which reside in Manatee County that includes a public relations person and a refrigeration expert who specializes in cold storage components utilized in a Medical Examiner's facility, helped the Evaluation Committee determine that Jon F. Swift be recommended for award consideration.

A.D. Morgan Corporation, Bradenton, FL- This firm demonstrated a very strong project approach and qualifications in their proposal. The firm is currently providing Construction Management at Risk Services to Manatee County for the Tax Collector Annex Building. Using the evaluation criteria of volume of work previously awarded by the County, pursuant to Florida Statutes 287.055(4)(b), this firm was consequently not chosen for this project.

Halfacre Construction, Sarasota, FL- This firm demonstrated a very strong project approach and qualifications in their proposal. The firm is currently providing Construction Management at Risk Services to Manatee County for the Manatee County Sherriff's Office Warehouse/ Freezer Building. Using the evaluation criteria of volume of work previously awarded by the County, pursuant to Florida Statutes 287.055(4)(b), this firm was consequently not chosen for this project.

Willis A. Smith Construction, Inc., Sarasota, FL- This firm voluntarily withdrew from consideration prior to Oral presentations.

REMAINING RESPONDENTS: These remaining respondents, although seemingly qualified, were not selected based on a comparison of capabilities of the selected firms.

Core Construction	Bradenton, FL
Manasota Commercial Construction Company	Bradenton, FL

ESTIMATED COST OF SERVICES: The estimated expenditure is \$1,225,000 before negotiations.

FUNDING: 398-6071902/ Medical Examiner Office & 398-6071903/ EMS District Chief Office

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 2-1 to proceed with **Jon F. Swift, Inc. Sarasota, FL.**

The resulting agreement will be managed by the Property Management Department/Construction Services Division.