

MANATEE COUNTY GOVERNMENT SOURCE SELECTION

SUBJECT	Design / Build Construction Services for Myakka Community Center	DATE POSTED	January 4, 2010
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	N/A
SOURCE RECOMMENDATION	Request for Proposals #10-0146BG	AUTHORIZED BY	Melissa Assha , Contract and Buyer Manager, Purchasing Division
		DATE	January 4, 2010

ACTION DESIRED

Authorization to enter into negotiations with the top ranked firm Zirkelbach Construction Company of Bradenton FL to provide Design / Build Services for Myakka Community center .

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.)

Manatee County Purchasing ordinance Chapter 2-26; Article IV, Source Selection; Section 2-26-40, Policies

BACKGROUND/DISCUSSION

- Manatee County has found a need to construct a minimum 4,000 Square Foot Community Center on the Myakka Community Park property at 10060 Wachula Road in Myakka City. The building is to be a replacement of an existing portable classroom that is currently over capacity for the Child Care programs that are housed there. This proposal is to be for Design / Build services for turnkey construction of this building.
- Estimated cost of \$ 449,500.00
- Funding Source: County Wide Impact Fee

SUMMARY

RESULTS

Authorization to enter into negotiations with the top ranked firm to provide Design / Build Services for Myakka Community Center .

ATTACHMENTS: (List in order as attached)	INSTRUCTIONS TO BOARD RECORDS:
Email Attached	N/A
COST TO Be Determined	SOURCE (ACCT# & NAME) 3316010409
COMMENTS N/A	AMT./FREQ. OF RECURRING COSTS (ATTACH FISCAL IMPACT STATEMENT) N/A

- **Manatee County** firms that were directly contacted and made aware of this Request for Proposal were:

Delesline Construction	Zirkelbach Construction
Remco Builders	Wilson Miller
T.L.Hill	Ugarte & Assoc.
Pat Cook Construction, Inc.	Venture Construction, Inc.
NDC Construction, Inc.	W. G. Mills, Inc.

Although notified, five (5) of these Manatee County firms chose not to respond.

- 10/29/2009 to 11/19/2009 Appropriate Proposal procedures were followed. Proposals were solicited via Onvia DemandStar to two thousand three hundred & ninety four (2,394) prospective Proposers, including the ten (10) Manatee County firms listed above that were contacted directly. One hundred & twenty seven firms requested Proposal Documents, Proposals were received from the following firms:

C&S Companies - Orlando	John F. Swift - Sarasota
Cornerstone Homes & Design - Riverview	Lawson Construction Group - Newberry
DeLesline Construction - Palmetto	ME&S Contractors - Sarasota
Delta Southern - Sarasota	NDC Construction - Bradenton
Dynan Construction Management - Sarasota	Remco Builders - Bradenton
Eveland Bros. - Clearwater	Strickland Construction - Lakeland
FHS Industrial Construction – Bartow	T.L. Hill - Bradenton
Gladiator Construction - Brandon	Tandem Construction - Sarasota
Halfacre Construction – Sarasota	Zirkelbach Construction - Palmetto
John C. Fultz - Sarasota	
- 12/8/2009 a Selection Committee Meeting was held to review and short list firms from the nineteen (19) proposals received. The voting members of the Selection Committee are Cindy Turner, Director Parks & Recreation Department, Tom Yarger, Property Management Department, and Blair Getz Contracts Negotiator, Purchasing Division. The firms short listed to provide oral presentations are in alphabetical order and as follows:

DeLesline Construction, Inc.
NDC Construction Company
Remco Builders
T.L. Hill Construction, LLC
Zirkelbach Construction, Inc.

- The five proposers that were perceived to have the highest potential direct economic benefit to Manatee County, the best technical and operational capabilities, plus the most experience with similar projects and methods of construction as detailed in the selection criteria were chosen for interviews.

During the term of this engagement the employment, subcontracting, and support services contracting as economic stimulus directly benefiting Manatee County that may be generated were specifically identified as criteria for evaluation of the offers.

The firms not selected may have strengths in the Request for Proposal criteria that were not related to the potential economic stimulus for Manatee County. However, as stated in the solicitation document, all of the criteria specified in the Request for Proposals were utilized in making the selection determination.

- December 17, 2009 oral presentations took place from the selected firms.
- The Selection Committee held a meeting after the last presenter to discuss what firms would bring the most value and expertise to the project. The Committee after considerable liberation and discussion took a vote as to the firm with which we wish to enter into negotiations
- The Selection Committee concluded that it is in the best interest of the County to enter into negotiations with the top ranked firm Zirkelbach Construction, Inc. of, Palmetto FL.
- **Zirkelbach Construction Company**, the top ranked firm, demonstrated exceptional qualifications and an excellent understanding of the Means and Methods required to deliver the required Building Design and the construction successfully and in a time frame acceptable to the County. The team assembled by this firm was in attendance at the Oral Presentation. The proposed Community involvement presented to the Committee was extremely well received. This proposer has contacted the "Manateens" who will provide the construction of the Court Yard enhancement and some painting services , the MTI Electrical Engineering class who will be involved in the electrical design and the installation of that design and the Lakewood Ranch High School Architectural class will assist in the development of the required drawings and design work. The community involvement previously described will be supervised by this proposer and /or their sub consultant team members. The proposed design was well thought thru and the design and construction team was very responsive to the questions ask of them during their presentation. Zirkelbach Construction Company was unanimously voted by the Selection Committee as the firm of choice to deliver the Myakka Community Center Facility on time and within budget.
- **NDC Construction Company**, second ranked firm, although highly competent and extremely qualified to deliver a successful project, the proposed design fell short of meeting the Community Center's needs. There was a lack of value added elements as was present in the top ranked firm's proposal and presentation.

- **Remco Construction**, the third ranked firm, while the design was acceptable, with several options offered, the committee concluded that all of the necessary elements of the building probably could not be met without exceeding the budgetary limits for the project.
- **De Lesline Construction, Inc.** the fourth ranked firm, proposed the construction of a metal building, while an acceptable design option, it was perceived by the committee to be a less desirable option to others presented.
- **T.L. Hill Construction, LLC**, the fifth ranked firm, offered a Green Building Certification that was appealing to the committee, the design however lacked value added elements that the top ranked firm included and it was concluded that this proposal would not provide the County the best product for the price.
- This project will be managed by the Public Works Department, Project management Division.