

MANATEE COUNTY GOVERNMENT  
NOTICE OF INTENT TO NEGOTIATE

RFQ No.	18-R068563CD	DATE POSTED	MC <u>6/15 AT</u> DS <u>6/15 AT</u>	CC <u>MA</u> BCC <u>N/A</u>
PROCUREMENT REPRESENTATIVE	Chris Daley, Procurement Manager	PROJECTED CONTRACT AWARD DATE	July 24, 2018	
DEPARTMENT	Property Management	AUTHORIZED BY DATE	Theresa Webb, CPPO, CPPB, CPSM, C.P.M., Procurement Official <u>TWB 6/15/2018</u>	

NOTICE OF INTENT TO NEGOTIATE

The Manatee County Procurement Division provides notice of its intent to negotiate a contract with Jon F. Swift, Inc., Sarastoa, FL for the provision of Design-Build Services for Manatee County Lincoln Park Pool.

ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

BACKGROUND/DISCUSSION

The County requested proposals from qualified Design-Build Teams to design, engineer, and provide construction management services of an aquatic swimming pool to be constructed at the Manatee County Lincoln Park. This project is for site work, architectural and engineering design and construction under a single prime contract for a cost of the work plus design-builder's fee for a Guaranteed Maximum Price of \$3,000,000.00, that will include the following (at a minimum):

- New main pool: 8 lane minimum for competition swimming (+/- 6000- 6500 S.F), that is certified by USA Swimming.
- New support pool: zero entry, ADA compliant (+/- 2000 S.F) with associated pool deck and shade structures.
- New support buildings: Main Office control point, restrooms for both public and staff, lifeguard facilities, first-aid office and public locker facilities.
- Existing splash park- upgrade additional spray features
- Improved off-street parking lot to accommodate new facilities

During the design phase the successful Design-Build Team will provide guidance and pricing to the County for add alternates and enhancements that may be added to the project, if attainable within the approved budget.

The RFP was advertised on the Manatee County website and DemandStar, it was also provided to the Manatee County Chamber of Commerce and the Manasota Black Chamber of Commerce for release to its members. Proposals were received from the following firms.

CORE Construction, Bradenton, FL  
Element Commercial Construction, LLC, Palmetto, FL  
Jon F. Swift, Inc., Sarasota, FL

EVALUATION COMMITTEE MEMBERS:

Chris Daley- Procurement Manager, Procurement Div., Financial Management Department, non-voting member

VOTING MEMBERS-

Dan Schlandt – Deputy County Administrator  
Charlie Hunsicker – Director, Parks and Natural Resources Department  
Charlie Bishop – Director, Property Management Department  
Matt Porter- Aquatics Recreation Supervisor, Parks and Natural Resources Department  
Jeff Burton, CRA Director, City of Palmetto Title , Department

NON-VOTING MEMBERS

Tom Yarger- Advisor, Construction Services Division Manager, Property Management Department  
Angela Honts- Advisor, Project Manager, Property Management Department  
David Bishop- Technical Advisor (Design Criteria)- Ugarte & Associates

EVALUATION RESULTS SUMMARY:

The Evaluation Committee first convened on April 30, 2018 and conducted technical evaluations of the three responsible, responsive, proposals received from the firms listed above. The committee conducted interviews with all three firms on May 7, 2018. The Evaluation Committee met on May 8, 2018 for final technical evaluations and ranking of the firms.

TECHNICAL EVALUATIONS

The final ranking for the firms, in order of ranking, is as follows:

1. Jon F. Swift, Inc., Sarasota, FL- This firm’s proposal demonstrated exceptional qualifications for the design-build team, with the proposer being the general contractor and Stantec Engineering being the lead design professional for the team. Located in Sarasota, FL, Jon F. Swift produced a proposed design-build team that has constructed numerous aquatic facilities of similar size and scope in Florida as a team using the design-build construction method. The firm’s design-build team presented a comprehensive project approach, with multiple design options, emphasizing their experience on constructing aquatic facilities of similar size. The design-build team also displayed an in-depth knowledge of the site and the existing site conditions while demonstrating their experience in providing solutions to resolve issues arising from the site conditions. The firm stated their understanding of the importance of constructing the project within budget. This coupled with the experience of the key personnel involved with this project helped the Evaluation Committee determine that Jon F. Swift, Inc. be recommended for award consideration.
2. Element Commercial Construction, LLC, Palmetto, FL- This firm’s proposal demonstrated strong qualifications for the design-build team, with the proposer acting as a design-build general contractor with Taylor Studios being the site and building design professional and Shroyer Drapala as the civil engineer. The firm’s design-build team provided an excellent project approach, a good understanding of the community’s use of the existing facilities, and displayed a good knowledge of the site and the existing conditions. Other favorable points were the firm's commitment to provide the main items of the project and some of the alternates within the proposed budget. The firm provided similar projects that the proposed design-build team members have constructed, however it was unclear how many and which ones were constructed as a team. The firm, while believed capable of providing the quality of services required, was ranked second overall due to the Evaluation Committee’s perception that the firm and the proposed design-build team have not performed as many design-build construction projects as a team when compared to that of the top ranked firm.
3. CORE Construction, Bradenton, FL- This firm’s proposal demonstrated good qualifications for the design-build team, with the proposer being the general contractor and Sweet Sparkman Architects being the lead design professional for

the team. The firm’s design-build team provided a good project approach and understanding of the communities use of the existing facilities thru community interviews. However, the design-build team displayed a lack of local permitting knowledge and failed to demonstrate how site conditions might affect the budget. The firm, while believed capable of providing the services required, was ranked third overall due to the Evaluation Committee’s perception that the firm and the proposed design-build team displayed an overall lack of knowledge of the site conditions as a team when compared to that of the top ranked firms.

A summary of the evaluation committee's technical evaluation of the proposals is included in the attached document.

*The above information is a generalized summary of major observations intended only to provide the County Administrator a sufficient overview of the main observations of the Committee Members. This summary is not an exhaustive compilation of the evaluations.*

The Evaluation Committee unanimously voted to proceed with the highest ranked firm, Jon F. Swift, Inc. Sarasota, FL.

Any resulting agreement will be administered by the Property Management Department.

ATTACHMENTS (List in order of attached)	Technical Evaluation Summary	NAME OF FUNDING SOURCE	852-6023507-534000/ Infrastructure Sales Tax (\$300,000)  General Fund Set Aside FY19 Budget (\$1,850,000)  Contribution from City of Palmetto (\$850,000)
COST	The estimated expenditure is \$3,000,000.00 before negotiations	FUNDS VERIFIED	yes

<div>Technical Evaluation Form</div> <div>for</div> <div>Design-Build Services Manatee County Lincoln Park Pool</div> <div>18-R068563CD</div> <div>Request for Qualifications</div> <div>May 8, 2018</div>	evaluation criterion - Proposers & Team's Experience	evaluation criterion - Approach to Design & Construction	evaluation criterion - Similar Completed Projects	evaluation criterion - Organizational Structure and Capacity	evaluation criterion - Interviews	TOTAL	PERCENTAGE OF PERFECT SCORE
Maximum Score	25	15	25	20	15	100	
Core Construction	19.8	12.6	17.2	17.2	12.0	78.8	79%
Element Commercial Construction, LLC	22.2	14.4	20.6	17.8	14.4	89.4	89%
Jon F. Swift, Inc.	23.6	14.4	24.0	18.8	13.4	94.2	94%

**Technical Evaluation Team Members:**  
Dan Schlandt; Charlie Bishop; Charlie Hunsicker; Jeff Burton; Matt Porter