

PROCUREMENT BACKGROUND FOR RFQ #18-R068563CD
DESIGN-BUILD SERVICES MANATEE COUNTY LINCOLN PARK POOL

BACKGROUND:

On March 15, 2018, the County issued a Request for Qualifications from qualified Proposers (Design-Build Teams) for the provision of services for the design, engineering, and construction management 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.

EVALUATION COMMITTEE (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

NON-VOTING MEMBERS:

Chris Daley- **Committee Facilitator**-Buyer Manager, Financial Management Department
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: The Evaluation Committee convened on April 30, 2018 for the evaluation of proposals. The discussions included a review of each of the responsive and responsible proposals against the evaluation criteria in the RFP. During this meeting, the Evaluation Committee determined that all three proposers would be invited to provide oral presentations to obtain clarifications of their proposals.

The Evaluation Committee convened on May 7, 2018 for oral presentations with each firm. The discussions included the following topics:

- Brief introduction of the company, introduction of the key personnel and their roles, responsibilities and experience with USA Swimming, and experience with other design build projects.
- Project approach to include presentation of each firm's concept design, what amenities were part of the design, knowledge of the proposed construction site, and their approach to ensuring the main pool will be certified by USA Swimming.
- Proposed materials to be used in the design, to include the advantages and disadvantages for the type(s) of materials(s) proposed, operational and maintenance costs of the proposed material(s), and equipment (Life Cycle).
- Explanation of the typical pre-construction fee by percentage (to include design) for a project of this size

The Evaluation Committee convened on May 8, 2018 for final evaluations and review of each of the proposals. The discussions included a review of all the information provided in the proposal responses and oral presentations, and a review of the strengths and weaknesses against all the evaluation criterion. After deliberation, the Evaluation Committee unanimously voted to continue the acquisition process.

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EVALUATION RESULTS:

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.

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.

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.