



BOARD OF COUNTY COMMISSIONERS

DATE: August 20, 2013

AGENDA ITEM NO. 7

Consent Agenda ☒

Regular Agenda ☐

Public Hearing ☐

County Administrator's Signature:

Subject:

Approval of Ranking of Consultant Selection - Professional Design Build Services- Pinellas County Health Facility
Contract No. 123-0276-NC(RM)

Department:

Real Estate Management / Purchasing

Staff Member Responsible:

Paul Sacco / Joe Lauro

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE RANKING OF FIRMS AND AUTHORIZE STAFF TO NEGOTIATE AN AGREEMENT WITH THE NUMBER ONE RANKED FIRM, PETER BROWN CONSTRUCTION, INC., CLEARWATER, FLORIDA, FOR PROFESSIONAL DESIGN BUILD SERVICES- PINELLAS COUNTY HEALTH FACILITY.

Summary Explanation/Background:

On May 1, 2012, the Department of Health and Human Services was awarded a \$5 million Health Resources and Service Administration capital grant to construct a facility that would increase access to health care for those most in need in Pinellas County. The new facility will be an extension of the County's Mobile Medical Unit; a Federally Qualified Health Center that currently serves the homeless population at 12 locations countywide. The new facility will provide homeless families with children much needed access to health care and social support services.

On May 8, 2013, in accordance with Consultant Competitive Negotiation Act (CCNA) requirements, the Purchasing Department on behalf of the Department of Real Estate Management (REM) let a Request for Proposal (RFP) for the intent of obtaining the services of a qualified design build firm to provide services for construction of the health facility. More specifically, the overall objective of this project is to provide a new health care facility to serve as a patient-centered medical home that uniquely serves the needs of homeless individuals through in-house medical care and social support services. In addition, the facility will house a 24 hour/day medical respite facility to provide convalescent care for those recently released from a hospital. The health facility will be located at 14790 49th Street North, Clearwater, Florida.

Proposals were received from the following firms:

1. Ajax Building Corporation
2. Biltmore Construction Co., Inc.
3. Construction Services, Inc.
4. Creative Contractors, Inc.
5. Charles Perry Partners, Inc.
6. Gilbane Building Company
7. HDR Constructors
8. Hennessey Construction Services
9. J. Kokolakis Contracting, Inc.
10. Peter R Brown Construction, Inc.
11. Spring Engineering and Bandes Construction Co. Joint Venture LLC
12. The A.D. Morgan Corporation

An evaluation committee (committee) consisting of one (1) representative from the Real Estate Management Department (REM), two (2) representatives from Health and Human Services, one (1) representative from the Department of Environment & Infrastructure (DEI), and one (1) representative from the Airport, along with a representative from the Purchasing Department acting as a facilitator, met on June 26, 2013, to evaluate and score the proposals received. The three (3) highest ranked firms were then invited to the oral presentation process.

On July 25, 2013 oral presentations were conducted by each of the three (3) firms. The final ranking of the firms by the committee is as follows:

1. Peter R. Brown Construction, Inc.
2. Creative Contractors, Inc.
3. Charles Perry Partners, Inc.

At the direction of the Board, staff will begin negotiations with the highest ranked firm in accordance with County CCNA procedures. A final negotiated contract will be presented to the Board for consideration at a future date.

Fiscal Impact/Cost/Revenue Summary:

The estimated cost for the project is \$4,500,000.00. Funding for this project will be derived from the Department of Health and Human Services Capital Grant.

Exhibits/Attachments:

Contract Review
Evaluation Criteria Tabulation



**PURCHASING DEPARTMENT
CONTRACT REVIEW TRANSMITTAL**

CATS
NO.: 4198

PROJECT: Professional Design Build Services for Pinellas County Health Facility

RFP NUMBER: 123-0276-NC(RM)

REQ. NUMBER:

TYPE: ☐ Purchase Contract ☒ Other: CCNA ☐ Construction-Less than \$100,000 ☐ One Time

In accordance with the policy guide for Contract Administration, the attached documents are submitted for review and comment

Upon completion of review, complete Contract Review Transmittal and forward to next Review Authority listed. Please indicate suggested changes by revising, in RED, the appropriate section of the document reflecting the exact wording of the change.

RISK MANAGEMENT: Please enter required liability coverage on pages:

PRODUCT ONLY ☐

This is a continuing contract ☐ this is a non-continuing contract ☒

Estimated Expenditure: \$ 4,500,000.00

| REVIEW SEQUENCE | REVIEW AUTHORITY | REVIEW DATE | REVIEW SIGNATURE | COMMENTS (Attach Separate page if necessary) | COMMENTS INCORPORATED |
|---|---|------------------------------|--|--|----------------------------|
| 1. | Purchasing Dept. J. Lauro, Director C. Mancuso, Ass't. Director Ruby McKenzie PA | 3/22/13 | <i>[Signature]</i> | See questions/comments in RFP documents - Pg 13 - 14 11 after Summary - Both see Sec C & Exhibit A | |
| 2. | Real Estate Management Paul Sacco, Director Mario Ferfoggia, Sr. Archt. <i>Mary Bucagrossi</i> | 3/28/13 3/28/13 5/1/13 | <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i> | YELLOW STICKERED RE: INSURANCE CRITERIA PACKAGE | |
| Using Dept please provide below information: | | | | | |
| <input type="checkbox"/> Yes, funding for this requisition is using grant Funding. <input type="checkbox"/> No, funding for this requisition is not using grant Funding. If grant funding is being used you must provide Purchasing with the exact clauses that need to be on attached document. | | | | | |
| 3. | Risk Management Director Attn: Virginia E. Holscher (Check applicable box at right) | 4/8/13 | <i>Virginia E. Holscher</i> | all ind requirement p. 15-16 i Exhibit B in Sample | HIGH RISK NOT HIGH RISK |
| 4. | BCC Finance Attn: Cassandra Williams | 4/11/13 | <i>CBW</i> | | |
| 5. | Legal Attn: Michelle Wallace Jason Ester ✓ | 4/22/13 4/22/13 | <i>[Signature]</i> | p. 1412, paragraph 13 - use most recent revision of language from CAD | |
| 6. | Asst. County Administrator Attn: M. Woodard | 4/25/13 | <i>[Signature]</i> | | |

RETURN ALL DOCUMENTS TO PURCHASING

Make all inquiries to: Ruby McKenzie at Extension 4-3795

In order to meet the following schedule, please return your requirements to Purchasing by: 4-12-2013

TENTATIVE DATES

RFP Mail Out: 4-17-2013

RFP Opening:

BCC Approval:

PINELLAS COUNTY EVALUATION CRITERIA TABULATION SHEET- ORAL

RFP TITLE: Professional Design/Build Services Pinellas County Health Facility
RFP # 123-0276 -NC(RM) ORAL PRESENTATION

| COMPANY NAME | EVALUATOR | EVALUATOR | EVALUATOR | EVALUATOR | EVALUATOR | TOTAL POINTS | TOTAL AVERAGE | RANK |
|--------------------------------------|--------------------|--------------------|--------------------|-----------------|-------------------|--------------|---------------|------|
| | Mario Ferfaglia | Bob Humberstone | Natalie Jackson | Ariel Ludwig | Dennis Simpson | | | |
| Charles Perry Partners, Inc. | 845.00 | 850.00 | 820.00 | 851.00 | 864.00 | 4230.00 | 846.00 | 3 |
| Creative Contractors, Inc. | 878.00 | 871.00 | 847.00 | 865.00 | 886.00 | 4347.00 | 869.40 | 2 |
| Peter R. Brown Construction, Inc. | 871.00 | 857.00 | 871.00 | 872.00 | 890.00 | 4361.00 | 872.20 | 1 |

Date: July 25, 2013