



**BOARD OF COUNTY COMMISSIONERS**

**DATE:** May 24, 2011  
**AGENDA ITEM NO. //**

**Consent Agenda**

**Regular Agenda**

**Public Hearing**

**County Administrator's Signature:**

**Subject:**

Approval of Ranking of Consultant Selection - Construction Management at Risk Services for St. Petersburg 545 First Avenue North Judicial Tower Renovations  
Contract No. 101-0115-NC(AM)

**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, BILTMORE CONSTRUCTION CO., INC. (BILTMORE), BELLEAIR, FLORIDA FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR ST. PETERSBURG 545 JUDICIAL TOWER FIFTH FLOOR RENOVATIONS.

**Summary Explanation/Background:**

On December 24, 2010, 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 firm for construction management (CM) at risk services for St. Petersburg 545 First Avenue North Judicial Tower 5<sup>th</sup> Floor renovations. The CM at risk will serve as the County's agent and will work closely with the previously hired design professional, Mason Blau and Associates.

The evaluation committee consisting of two (2) representatives from the Real Estate Management Department (REM), and two (2) representatives from the Public Works Department, along with a representative from the Purchasing Department acting as a facilitator, met on March 21, 2011, to evaluate and score the twelve (12) proposals received.

The Committee evaluated the firms per the criteria detailed below for a possible score of 1000 points:

- |  |            |
|--|------------|
| 1. Ability of Firm and its Professional Personnel                          | 325 Points |
| 2. Firm's Experience with Projects of Similar Size and Past Performance    | 300 Points |
| 3. Firm's Willingness and Ability to Meet Schedule and Budget Requirements | 100 Points |
| 4. Volume of Work Previously Awarded by the County                         | 50 Points  |
| 5. Effect of the Firm's Current and Projected Workload                     | 125 Points |
| 6. Minority Business Status  | 50 Points  |
| 7. Location  | 50 Points  |

The firms in order of ranking after the evaluation of written qualifications are as follows:

1.	BILTMORE CONSTRUCTION, INC., BELLEAIR, FLORIDA	836.44 POINTS
2.	PETER R. BROWN CONSTRUCTION, INC., CLEARWATER, FLORIDA	827.75 POINTS
3.	GILBANE BUILDING COMPANY, CLEARWATER, FLORIDA	800.44 POINTS
4.	CREATIVE CONTRACTORS, INC., CLEARWATER, FLORIDA	793.13 POINTS
5.	J. KOKOLAKIS CONTRACTING, INC., TARPON SPRINGS, FLORIDA	792.00 POINTS
6.	AJAX BUILDING CORPORATION, OLDSMAR, FLORIDA	773.56 POINTS
7.	ALLSTATE CONSTRUCTION, INC., TAMPA, FLORIDA	725.63 POINTS
8.	HENNESSY CONSTRUCTION SERVICES, ST. PETERSBURG, FLORIDA	721.69 POINTS
9.	W & J CONSTRUCTION, ROCKLEDGE, FLORIDA	699.50 POINTS
10.	E.M. SCOTT GENERAL CONTRACTOR, INC., TAMPA, FLORIDA	687.44 POINTS
11.	WHARTON-SMITH, INC., TAMPA, FLORIDA	684.69 POINTS
12.	POWER CONTRACTING, LLC, PALMETTO, FLORIDA	404.75 POINTS

The evaluation committee recommended a shortlist of the three (3) highest ranked proposers be invited to an oral presentation which was conducted on April 21, 2011.

The final ranking following the oral presentation is as follows:

1.	BILTMORE CONSTRUCTION, INC.	894.50 Points
2.	PETER R. BROWN CONSTRUCTION, INC.	871.00 Points
3.	GILBANE BUILDING COMPANY	830.25 Points

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 budget estimate is \$1,600,000.00. The estimated timelines prior to negotiation with Biltmore are two (2) months for pre-construction and a construction schedule of up to eight (8) months.

**Exhibits/Attachments Attached:**

Contract Review  
Evaluation Criteria Tabulations for Initial Evaluation and Oral Presentation



**PURCHASING DEPARTMENT  
CONTRACT REVIEW TRANSMITTAL**

CATS  
NO.:

32939

**PROJECT: Construction Management at Risk Services for St. Petersburg 545 First Avenue North Judicial Tower 5<sup>th</sup> Floor Renovation**

**BID NUMBER:** 101-0115 NC (AM)      **REQ. NUMBER:**

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

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 an annual contract. Good Faith Estimate Expenditure from Department: 1,400,000.00

REVIEW SEQUENCE	REVIEW AUTHORITY	REVIEW DATE	REVIEW SIGNATURE	COMMENTS (Attach Separate page if necessary)	COMMENTS INCORPORATED
1.	Purchasing Dept. Joseph Lauro, Director Candy Mancuso, Asst. Director Amelia McFarlane, Sr. PA	3/23/10	<i>Amelia McFarlane</i>	need draft agreement	<i>am</i>
2.	Using Department Paul Sacco/ Ed Courtemanche	4/12/10 4/12/10	<i>Paul Sacco</i> <i>Ed Courtemanche</i>	BOILERPLATE CM AGREEMENT ATTACHED	<i>OK am</i>
3.	Risk Management Attn: Beth Wininger (Check applicable box at right)	4/19/10	<i>Beth Wininger</i>	added lang on pg 11	HIGH RISK <i>OK am</i> NOT HIGH RISK
4.	BCC Finance Attn: Cassandra Williams	4/21/10	<i>CBW</i>		
5.	Asst. County Administrator	4/23/10	<i>ams</i>	REM to conduct site visit w/CA before release.	<i>OK am</i>
6.	Asst. County Administrator/Chief of Staff Attn: Mark Woodard				
7.	Legal Attn: Michelle Wallace	4/24/10	<i>MW</i>		

**\*\*RETURN ALL DOCUMENTS TO PURCHASING\*\***

Make all inquiries to: Amelia McFarlane, CPPB Sr. Procurement Analyst      at Extension 43149

In order to meet the following schedule, please return your requirements to Purchasing by: **Upon Completion**

TENTATIVE DATES
Legal Ad-BID/RFP Mail Out: TBD
BID/RFP Opening: TBD
Board/County Admin/Purchasing Director Approval: TBD

**TITLE: CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR ST. PETERSBURG 545 AVE. N JUDICIAL TOWER 5TH FLOOR RENOVATIONS**  
**BID # 101-0115-NC (AM)**  
**DATE: April 21, 2011**

**ORAL PRESENTATIONS**

<b>COMPANY NAME</b>	<b>EVALUATOR</b>	<b>EVALUATOR</b>	<b>EVALUATOR</b>	<b>EVALUATOR</b>	<b>TOTAL POINTS</b>	<b>TOTAL AVERAGE</b>	<b>RANK</b>
	Tom Borawski	Mario Ferfoggia	Penny Simone	Dennis Simpson			
Biltmore Construction, Inc.	896.00	889.00	898.00	895.00	3578.00	894.50	1
Peter R. Brown Construction, Inc.	862.00	867.00	879.00	876.00	3484.00	871.00	2
Gilbane Building Company	844.00	817.00	814.00	846.00	3321.00	830.25	3

DATE: April 21, 2011

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**PINELLAS COUNTY EVALUATION CRITERIA TABULATION SHEET**

**TITLE: CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR ST. PETERSBURG 545 AVE. N JUDICIAL TOWER  
 BID # 101-0115-NC (AM)**

<b>COMPANY NAME</b>	<b>EVALUATOR</b>	<b>EVALUATOR</b>	<b>EVALUATOR</b>	<b>EVALUATOR</b>	<b>TOTAL POINTS</b>	<b>TOTAL AVERAGE</b>	<b>RANK</b>
	<b>Tom Borawski</b>	<b>Mario Ferfaglia</b>	<b>Penny Simone</b>	<b>Dennis Simpson</b>			
Biltmore Construction, Inc.	829.00	832.00	848.00	836.75	3345.75	836.44	1
Peter R. Brown Construction, Inc.	834.50	829.50	831.25	815.75	3311.00	827.75	2
Gilbane Building Company	795.50	802.25	799.50	804.50	3201.75	800.44	3
Creative Contractors, Inc.	781.25	793.50	799.00	798.75	3172.50	793.13	4
J. Kokolakis Contracting, Inc.	797.50	771.00	807.00	792.50	3168.00	792.00	5
AJAX Building Corporation	794.00	771.25	775.75	753.25	3094.25	773.56	6
Allstate Construction, Inc.	735.00	713.00	720.00	734.50	2902.50	725.63	7
Hennessy Construction Services	721.50	713.00	732.00	720.25	2886.75	721.69	8
W & J Construction	709.00	697.75	687.50	703.75	2798.00	699.50	9
E.M. Scott General Contractor, Inc.	697.50	685.00	679.00	688.25	2749.75	687.44	10
Wharton-Smith, Inc.	691.00	682.00	669.00	696.75	2738.75	684.69	11
Power Contracting, LLC	405.00	405.00	405.00	404.00	1619.00	404.75	12

Date: **March 21, 2010**

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