



POLK STATE COLLEGE

INTENT TO AWARD

RFQ #22-07

Construction Management at Risk Services Building #3 Winter Haven Science Building (WSC) Wintr Haven Campus

1. Background

- a. Polk State College issued the Request for Qualification (RFQ) #22-07 for Construction Management at Risk Services in accordance with the requirements of the Purchasing Manual. The purpose of the public solicitation is to select a firm to provide Construction Management at Risk services as described in the Scope of Work, associated drawings and specifications for the remodeling and renovation of a 2-story building.
- b. Generally, the services include:
 - i. Preparation of a Guaranteed Maximum Price (GMP).
 - ii. Code compliant Construction Management Services.
 - iii. Implement energy conservation means and methods to assist in resource conservation and the expense of operation.
 - iv. Support the College’s Direct Material Purchase Program.
 - v. Coordinate with Polk State College staff and A/E firm selected in the companion RFQ #22-06

c. The Evaluation committee:

Voting members

Non-voting members

Reggie Webb	Sr. VP	Bob Stack	Procurement
Lonnie Thompson	Chief Diversity Officer	Angie Armbruster	Procurement
KT Moran	Science Faculty Representative	Monica Kelley	Facilities
Anthony Cornett	Faculty Senate	George Urbano	Facilities
Greg Harris	Faculty Representative		
Robbie Manikis	Planning, Construction, & Project Mgt.		
Keith Smith	Campus Operations		
Lee Malone	IT Infrastructure		

2. Advertisement

- a. The RFQ was advertised in the Polk County SUN April 7, 2023.
- b. Posted on the Procurement Department’s ITB/RFQ bulletin board.
- c. Posted on the Polk State College website at the Procurement Department’s web page RFQ #22-07.

3. Distribution / Submittals

- a. The RFQ document was available for download from the Polk State College Purchasing website.
- b. A non-mandatory Pre-Proposal conference was held on April 13, 2023.
- c. Seven (7) proposals were received. ALL seven (7) proposals were reviewed and deemed to be responsive and accepted. In alphabetical order:
 - i. A.D. Morgan Corporation
 - ii. Barton Malow/Nujak
 - iii. Charles Perry Partners
 - iv. Henkelman Construction
 - v. Pirtle Construction
 - vi. Register Construction
 - vii. Rodda Construction
- d. The voting member of the Evaluation Team met May 11, 2023. At which time, the proposal were reviewed and scored pursuant to the guidelines outlined in the RFQ document.
- e. The scores for the proposals:

	Score	Action
AD Morgan	485.52	
Barton Malow/Nujak	568.34	shortlisted
Charles Perry Partners	544.00	shortlisted
Henkelman Construction	504.20	shortlisted
Pirtle Construction	509.00	shortlisted
Register Construction	409.00	
Rodda Construction	484.00	

- f. The Evaluation Team agreed to an in-person presentation/interview of the shortlisted firms, May 24, 2023.

4. Reference Check - Procurement Services performed a reference check of the firms selected to interview/present. The results of the reference check were shared with the Evaluation Team for scoring during the presentation.

5. Oral presentation/interviews were held May 24, 2023. The voting members of the Evaluation Team scored each of the presentations/interviews as follows:

Scoring summary

Firm	Score
Barton Malow/Nujak	654.00
Charles Perry Partners	627.00
Henkelman Construction	617.00
Pirtle Construction	639.00

6. Polk State College’s President and the Evaluation Committee jointly recommend to the District Board of Trustees approval of the ranking of firms as noted below. Additionally, authorize the President’s Designee to enter contract negotiations with the top tiered firm. Should that effort prove unsuccessful, the next firm in line will be contacted, until such time a contract is negotiated by the President’s Designee and signed by Dr. Falconetti, or re-start of the public solicitation process.

RFQ#22-07 Construction Managers at Risk Services

Ranking	Firm
#1	Barton Malow/Nujak
#2	Pirtle Construction
#3	Charles Perry Partners
#4	Henkelman Construction