



POLK STATE COLLEGE

Intent to Award

RFQ #23-02

Construction Management at Risk Lakeland Academic Center Lakeland Campus

1. Background

- a. Polk State College issued the Request for Qualification (RFQ) #23-02 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 2-story buildings.
- b. The services include but not limited to:
 - 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 #23-01.

c. The Evaluation committee:

Voting members

non-voting members

| | | | |
|-----------------|-----------------------------|------------------|-------------|
| Lonnie Thompson | Chief Diversity Officer | Martin Chicas | Procurement |
| Cindy Baker | Finance | Angie Armbruster | Procurement |
| Amy Bratten | Provost | Monica Kelley | Facilities |
| Beth Luckett | Academic Representative | George Urbano | Facilities |
| Bert Marchand | Academic Representative | | |
| David Sutton | Academic Representative | | |
| Melvin Thompson | Student Services | | |
| Lee Malone | Director IT Infrastructure | | |
| Brad McConnell | Facilities Plant Manager-LK | | |

2. Advertisement
 - a. The RFQ was advertised in the Polk County SUN on October 16, 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 #23-02.

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 conducted on October 25, 2023.
 - c. Six (6) proposals were received. Each proposals was reviewed, deemed to be responsive and accepted. In alphabetical order:
 - i. A.D. Morgan Corporation
 - ii. Barton Malow
 - iii. Charles Perry Partners
 - iv. Creative Contractors
 - v. Henkelman Construction
 - vi. Miller Construction

- d. The voting members of the Evaluation Team met December 12, 2023. At which time proposals were reviewed and scored pursuant to the guidelines outlined in the RFQ document.
- e. Scoring summary:

| Firm | Score | Action |
|------------------------|---------------|--------------------|
| AD Morgan | 629.70 | shortlisted |
| Barton Malow | 631.00 | shortlisted |
| Charles Perry Partners | 650.00 | shortlisted |
| Creative Contractors | 634.00 | shortlisted |
| Henkelman Construction | 661.30 | shortlisted |
| Miller Construction | 570.00 | |

- f. The Evaluation Team agreed to an in-person presentation/interview of the shortlisted firms, January 12, 2024.
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 January 16, 2024. The voting members of the Evaluation Team scored each of the presentations/interviews as follows:

Scoring summary:

| Firm | Score |
|------------------------|---------------|
| AD Morgan | 624.00 |
| Barton Malow | 635.00 |
| Charles Perry Partners | 643.00 |
| Creative Contractors | 648.00 |
| Henkelman Construction | 626.00 |

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#23-02 Construction Managers at Risk Services

| Ranking | Firm |
|---------|------------------------|
| #1 | Creative Contractors |
| #2 | Charles Perry Partners |
| #3 | Barton Malow |
| #4 | Henkelman Construction |
| #5 | AD Morgan |