



# **ALACHUA COUNTY**

## ***Budget and Fiscal Services***

### ***Procurement***

Theodore "TJ" White, Jr. CPPB  
Procurement Manager


Thomas J. Rouse  
Contracts Supervisor

Darryl R. Kight, CPPB  
Procurement Supervisor

September 25, 2023

#### **MEMORANDUM**

**TO:** Theodore "TJ" White, Jr. CPPB, Procurement Manager

**VIA:** Darryl R. Kight, CPPB, Procurement Supervisor   
Darryl Kight (Oct 2, 2023 16:31 EDT)

**FROM:** Leira Cruz Cáliz, NIGP-CPP, CPPB, Procurement Agent III



**SUBJECT: INTENT TO AWARD**  
**RFP 23-440-DK Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)**

<u>Solicitation Opening Date:</u>	2:00 PM, Wednesday, August 16, 2023
<u>Solicitation Notifications View Count:</u>	722 Vendors
<u>Solicitations Downloaded by:</u>	39 Vendors
<u>Solicitations Submissions:</u>	4 Vendors

#### **Firms:**

Ajax Building Company, LLC  
Gainesville, FL 32343

Charles Perry Partners, Inc.  
Gainesville, FL 32606

Drummond Construction Group, LLC.  
Gainesville, FL 32606-5445

\*Parrish McCall Constructors, Inc.  
Gainesville, FL 32608

\*Parrish McCall Constructors, Inc. withdrew from the second phase of the evaluation process.

**RECOMMENDATION:**

The board approve the Evaluation Committee’s award ranking below for RFP 23-440-DK Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex).

1. Ajax Building Company, LLC
2. Charles Perry Partners, Inc.
3. Drummond Construction Group, LLC.

Approve the above ranking and authorize staff to negotiate an agreement with the top ranked firm. Should the staff be unable to negotiate a satisfactory agreement with the top-ranked firm, negotiations with the unsuccessful firm will be terminated. Negotiations with the second-ranked firm may be undertaken in the same manner in order of ranking until an agreement is reached, and so forth.

The actual RFP award is subject to the appropriate signature authority identified in the Procurement Code.



\_\_\_\_\_  
Approved  
Theodore “TJ” White, Jr., CPPB  
Procurement Manager

Oct 4, 2023

\_\_\_\_\_  
Date

\_\_\_\_\_  
Disapproved  
Theodore “TJ” White, Jr., CPPB  
Procurement Manager

MM

### **Vendor Complaints or Grievances; Right to Protest**

Unless otherwise governed by state or Federal law, this part shall govern the protest and appeal of Procurement decisions by the County. As used in Part A of Article 9 of the Procurement Code, the term "Bidder" includes anyone that submits a response to an invitation to bid or one who makes an offer in response to a solicitation (e.g., ITB, RFP, ITN), and is not limited solely to one that submits a bid in response to an Invitation to Bid (ITB).

- (1) *Notice of Solicitations and Awards.* The County shall provide notice of all solicitations and awards by electronic posting in accordance with the procedures and Florida law.
- (2) *Solicitation Protest.* Any prospective Bidder may file a solicitation protest concerning a solicitation.
  - (a) *Basis of the Solicitation Protest:* The alleged basis for a solicitation protest shall be limited to the following:
    - i. The terms, conditions or specifications of the solicitation are in violation of, or are inconsistent with this Code, Florida Statutes, County procedures and policies, or the terms of the solicitation at issue, including but not limited to the method of evaluating, ranking or awarding of the solicitation, reserving rights of further negotiations, or modifying or amending any resulting contract; or
    - ii. The solicitation instructions are unclear or contradictory.
  - (b) *Timing and Content of the Solicitation Protest:* The solicitation protest must be in writing and must be received by the Procurement Manager, [twhite@alachuacounty.us](mailto:twhite@alachuacounty.us) by no later than the solicitation's question submission deadline. Failure to timely file a solicitation protest shall constitute a total and complete waiver of the Bidder's right to protest or appeal any solicitation defects, and shall bar the Bidder from subsequently raising such solicitation defects in any subsequent Award Protest, if any, or any other administrative or legal proceeding. In the event a solicitation protest is timely filed, the protesting party shall be deemed to have waived any and all solicitation defects that were not timely alleged in the protesting party's solicitation protest, and the protesting party shall be forever barred from subsequently raising or appealing said solicitation defects in a subsequent award protest, if any, or any other administrative or legal proceeding. The solicitation protest must include, at a minimum, the following information:
    - i. The name, address, e-mail and telephone number of the protesting party;
    - ii. The solicitation number and title;
    - iii. Information sufficient to establish that the protesting party has legal standing to file the solicitation Protest because:
      1. It has a substantial interest in and is aggrieved in connection with the solicitation; and
      2. That the protesting party is responsive, in accordance with the criteria set forth in the solicitation, unless the basis for the Solicitation Protest alleges that the criteria set forth in the solicitation is defective, in which case the protesting party must demonstrate that it is responsible in accordance with the criteria that the protesting party alleges should be used;
    - iv. A detailed statement of the basis for the protest;
    - v. References to section of the Code, Florida Statutes, County policies or procedure or solicitation term that the protesting party alleges have been violated by the County or that entitles the protesting party to the relief requested;
    - vi. All supporting evidence or documents that substantiate the protesting party's alleged basis for the protest; and
    - vii. The form of the relief requested.
  - (c) *Review and Determination of Protest:* If the Solicitation Protest is not timely, the Procurement Manager shall notify the protesting party that the Solicitation Protest is untimely and, therefore, rejected. The Procurement Manager shall consider all timely Solicitation Protests and may conduct any inquiry that the Procurement Manager deems necessary to make a determination regarding a protest. The Procurement Manager shall issue a written determination granting or denying the protest. The written determination shall contain a concise statement of the basis for the determination.

- (d) *Appeal*: If the protesting party is not satisfied with the Procurement Manager's determination, the protesting party may appeal the determination to the County Manager by filing a written appeal, which sets forth the basis upon which the appeal is based, including all supporting documentation. The scope of the appeal shall be limited to the basis alleged in the Solicitation Protest. The appeal must be filed with the Procurement Manager within five business days of the date on which the Procurement Manager's written determination was sent to the protesting party. Failure to timely file an appeal shall constitute a waiver of the protesting party's rights to an appeal of the Procurement Manager's determination, and the protesting party shall be forever barred from subsequently raising or appealing said Solicitation defects in a subsequent award protest, if any, or any other administrative or legal proceeding. After considering the appeal, the County Manager must determine whether the solicitation should stand, be revised, or be cancelled, and issue a written determination and provide copies of the determination to the protesting party. The determination of the County Manager shall be final and not subject to further appeal under this code.
- (3) *Award Protest*. Any Bidder who is not the intended awardee and who claims to be the rightful awardee may file an award protest. However, an award protest is not valid and shall be rejected for lack of standing if it does not demonstrate that the protesting party would be awarded the Solicitation if its protest is upheld.
- (a) *Basis of the Award Protest*: The alleged basis for an Award Protest shall be limited to the following:
- i. The protesting party was incorrectly deemed non-responsive due to an incorrect assessment of fact or law;
  - ii. The County failed to substantively follow the procedures or requirements specified in the solicitation documents, except for minor irregularities that were waived by the County in accordance with this Code, which resulted in a competitive disadvantage to the protesting party; and
  - iii. The County made a mathematical error in evaluating the responses to the solicitation, resulting in an incorrect score and not *protesting party not being selected for award*.
- (b) *Timing and Content of the Award Protest*: The Award Protest must be in writing and must be received by the Procurement Manager, [twhite@alachuacounty.us](mailto:twhite@alachuacounty.us) by no later than 3:00 PM on the third business day after the County's proposed Award decision was posted by the County. Failure to timely file an Award Protest shall constitute a total and complete waiver of the Bidder's right to protest or appeal the County's proposed Award decision in any administrative or legal proceeding. In the event an Award Protest is timely filed, the protesting party shall be deemed to have waived any and all proposed Award defects that were not timely alleged in the protesting party's Award Protest, and the protesting party shall be forever barred from subsequently raising or appealing said Award defects in any administrative or legal proceeding. The Award Protest must include, at a minimum, the following information:
- i. The name, address, e-mail and telephone number of the protesting party;
  - ii. The Solicitation number and title;
  - iii. Information sufficient to establish that the protesting party's response was responsive to the Solicitation;
  - iv. Information sufficient to establish that the protesting party has legal standing to file the Solicitation Protest because:
    1. The protesting party submitted a response to the Solicitation or other basis for establishing legal standing;
    2. The protesting party has a substantial interest in and is aggrieved in connection with the proposed Award decision; and
    3. The protesting party, and not any other bidder, should be awarded the Solicitation if the protesting party's Award Protest is upheld.
  - v. A detailed statement of the basis for the protest;
  - vi. References to section of the Code, Florida Statutes, County policies or procedure or solicitation term that the protesting party alleges have been violated by the County or that entitles the protesting party to the relief requested;

- vii. All supporting evidence or documents that substantiate the protesting party's alleged basis for the protest; and
  - viii. The form of the relief requested.
- (c) *Review and Determination of Protest:* If the Award Protest is not timely, the Procurement Manager shall notify the protesting party that the Award Protests is untimely and, therefore, rejected. The Procurement Manager shall consider all timely Award Protests and may conduct any inquiry that the county Procurement Manager deems necessary to resolve the protest by mutual agreement or to make a determination regarding the protests. The Procurement Manager shall issue a written determination granting or denying each protest. The written determination shall contain a concise statement of the basis for the determination.
- (d) *Appeal:*
  - i. If the protesting party is not satisfied with the Procurement Manager's determination, the protesting party may appeal the determination to the County Manager by filing a written appeal, which sets forth the basis upon which the appeal is based. The scope of the appeal shall be limited to the basis alleged in the award protest. The appeal must be filed with the Procurement Manager within five business days of the date on which the Procurement Manager's written determination was mailed to the protesting party. Failure to timely file an appeal shall constitute a waiver of the protesting party's rights to an appeal of the Procurement Manager's determination, and the protesting party shall be forever barred from subsequently raising or appealing said award defects in any administrative or legal proceeding.
  - ii. After reviewing the appeal, the County Manager will issue a written final determination and provide copies of the determination to the protesting party. Prior to issuing a final determination, the County Manager, in his or her discretion, may direct a hearing officer, or magistrate, to conduct an administrative hearing in connection with the protest and issue findings and recommendations to the County Manager. Prior to a hearing, if held, the Procurement Manager must file with the hearing officer the protest, any background information, and his or her written determination. The protesting party and the County shall equally share the cost of conducting any hearing, including the services of the hearing officer. If applicable, the County Manager may wait to issue a written final determination until after receipt of the findings and recommendations of the hearing officer. The determination of the County Manager shall be final and not subject to further appeal under this code.
- (4) *Burden of Proof:* Unless otherwise provide by Florida law, the burden of proof shall rest with the protesting party.
- (5) *Stay of Procurements during Protests.* In the event of a timely protest, the County shall not proceed further with the solicitation or with the award of the contract until the Procurement Manager, after consultation with the head of the using department, makes a written determination that the award of the solicitation without delay is:
  - (a) Necessary to avoid an immediate and serious danger to the public health, safety, or welfare;
  - (b) Necessary to avoid or substantial reduce significant damage to County property;
  - (c) Necessary to *avoid or substantially reduce interruption of essential County Services; or;*
  - (d) Otherwise in the best interest of the public.

## Public Meeting Minutes (Record)

### Ranking for RFP 23-440-DK Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Date: September 25, 2023

Start Time: 2:03 pm

Location: County Administration Building, Third Floor Conference Room  
12 SE 1st St. 3rd floor, Gainesville, FL 32601

#### 1. Call Meeting to Order

#### 2. RFP Process Overview for Today's Meeting

- 2.1. Good afternoon, I am Leira Cruz Cáliz along with Mandy Mullins, with Procurement, and I will be administrating this meeting as the Committee Chair (non-voting member), introduce committee, Dan Whitcraft (Leader), Danny Moore, and Michael Reeves.
- 2.2. Thank you, committee, for taking the time out of your busy schedule to evaluate these proposals. Welcome to the citizen attending this Public Meeting; this meeting is open to the public, and you will have an announced time (3 minutes; no response required) for public comments. Please review the agenda that is on the screen.
- 2.3. The RFP team will be evaluating vendors' proposal, discussing their scores, and approving the Team's Ranking. This Team's final ranking will be submitted to the BoCC for their approval and authorization to negotiate a contract.

#### 3. RFP Committee Members Process Instructions

- 3.1. **First**, I have collected all signed Disclosure Forms (Conflict of Interest), and I will show them on screen, discuss if necessary.
- 3.2. **Second**, provide procurement points to members for VOW, Location, and SBE.
- 3.3. Due to the cone-of-silence imposed on the committee members, this is the first occasion members have been able to talk and work together as a committee.
- 3.4. *As committee members you have broad latitude in your discussions, deliberations and ranking provided you are not arbitrary and capricious.*
- 3.5. **Third**, Record and Discuss the preliminary scores on the screen. Call for validation of scores to ensure they have been recorded correctly and that they match the scores on your individual score sheets.

Vendor	Danny Moore	Michael Reeves	Daniel Whitcraft	Total Score (Max Score 400)
Ajax Building Company, LLC	378	360	368	368.67
Charles Perry Partners, Inc.	374	368	361	367.67
Drummond Construction Group	370	364	353	362.33

- 3.6. The team will discuss, evaluate, and rank all vendor submittals. You have your proposal evaluation forms so now we can start discussions with the first vendor. (**Encourage dialog**)
  - 3.6.1. Discuss scores and make Changes if pertinent.
  - 3.6.2. Discussion record and Update: **Proposal Score Evaluation**
    - 3.6.2.1. Encourage discussion on the proposals, scoring and until all members are satisfied.
    - 3.6.2.2. NOTE: Agents will monitor the discussion, keep it on track; keep it on topic.
  - 3.6.3. Call for validation of RFP team **Proposal Scores** for the Team's Final Ranking.
4. Motion: Dan Whitcraft motioned to approve the above ranking and authorize staff to negotiate agreement with the top ranked firm. Should the staff be unable to negotiate a satisfactory agreement with the top ranked firm, negotiations with the unsuccessful firm will be terminated. Negotiations with the second ranked firm may be

undertaken in the same manner in order of ranking until an agreement is reached, and so forth; Michael Reeves seconded.

Vote 3-0 in favor.

5. Public Comments (3 minutes):

6. Motion to Approve the Meeting Minutes: Dan Whitcraft moved to approve the Minutes; Michael Reaves, seconded the motion.

Vote 3-0 in favor.

7. Meeting Adjourn at 2:22 pm.



Alachua County, Florida

## Procurement

Theodore "TJ" White, Jr. CPPB, Procurement Manager  
County Administration Building, Gainesville, FL 32601  
(352) 374-5202

### EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

### Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

RESPONSE DEADLINE: August 16, 2023 at 2:00 pm

Tuesday, September 26, 2023

### SOLICITATION OVERVIEW

Project Title	Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)
Project ID	RFP 23-440-DK
Project Type	Request For Proposal
Release Date	July 12, 2023
Due Date	August 16, 2023
Procurement Agent	Darryl R Kight
Evaluators	Danny Moore, Michael Reeves, Daniel Whitcraft
Project Description	1

### INTRODUCTION

The Alachua County Board of County Commissioners (County) is interested in inviting and receiving proposals from qualified **Construction Management at Risk** vendors with experience in the design, development, and construction for the new Civil Courthouse Building. For consideration, responses to this request must contain evidence of the experience and ability to perform the specified services identified within this Request for Proposals (RFP).

Alachua County, hereinafter called the "County", is seeking proposals from qualified construction managers (Proposers) to provide construction management services with a guaranteed maximum price for the construction of the Project referenced above, hereinafter called the "Project". The selected Proposer will become the Construction Manager (CM).

Proposers shall provide Construction Management at Risk services for the Civil Courthouse Building (hereinafter referred to as the "Civil Courthouse or the "building") on the Alachua County Judicial Justice Center site (the "Project"). The size of the

EXECUTIVE SUMMARY

Request For Proposal - Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

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## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

### Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

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building will be approximately 80,000 square foot; and two - four stories. The proposed location for the Civil Courthouse Building is to the south of the existing Criminal Courthouse, along South Main Street running Southward towards the intersection of SW 4th Ave, effectively closing SW 3<sup>rd</sup> Ave. in downtown Gainesville, Florida and will achieve another step of implementing the Alachua County Downtown Master Plan. The final building placement and orientation considers future growth and development, community connectivity, and sustainable design strategies. Construction will include all necessary site improvements and address staff parking lots.

### Summary

Alachua County Board of County Commissioners (hereinafter, the “County” or “Alachua County”) is seeking proposals from qualified individuals or entities (hereinafter, referred to as "Consultant" or the “proposer”) for the provision of RFP 23-440-DK Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex).

The following apply to this request for proposal: [Instruction to Proposers](#), [Terms and Conditions](#), [Insurance](#), [Scope of Work](#), [Proposal Requirements and Organization](#), [Request for Proposal Selection Procedures](#), [Evaluation Phases](#), [Attachments](#), [Submittals](#) and [Sample Agreement](#).

1

### Background

**Location:** Alachua County is located in North Central Florida. The County government seat is situated in Gainesville. Gainesville is located 70 miles southwest of Jacksonville, 129 miles southeast of Tallahassee, 140 miles northeast of Tampa - St. Petersburg and 109 miles northwest of Orlando. Alachua County has a population of over 250,000 and a regional airport. The County itself consists of a total area of 969 square miles.

**Form of Government:** Alachua County is governed by a Board of five (5) elected County Commissioners and operates under the established County Manager Charter form of government. In addition to the five County Commissioners, there are five elected Constitutional Officers: Supervisor of Elections, Sheriff, Clerk of the Court, Tax Collector, and the Property Appraiser. The Alachua County Attorney also reports to the Board.

### Contact Information

**Darryl R Kight**

Procurement Supervisor, CPPB, CPM

Email: [drkight@alachuacounty.us](mailto:drkight@alachuacounty.us)

Phone: [\(352\) 374-5202](tel:(352)374-5202)

**Department:**

Facilities Management

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

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Timeline

<b>OpenGov Release Project Date</b>	July 12, 2023
<b>2nd Advertisement Date</b>	July 19, 2023
<b>Question Submission Deadline</b>	August 6, 2023, 12:01am
<b>Solicitation Submission Deadline</b>	August 16, 2023, 2:00pm
<b>Solicitation Opening – Teams Meeting</b>	<p>August 16, 2023, 2:00pm</p> <p>The scheduled solicitation opening will occur via Teams Meeting; the information to join is provided below. Attendance (live viewing) of the proposals opening is not required.</p> <p>Join Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting</p> <p>Meeting ID: 259 625 692 241 Passcode: yX9G3Q Download Teams   Join on the web Or call in (audio only) +1 469-998-7938,,366862554# United States, Dallas Phone Conference ID: 366 862 554#</p> <p>If you have a disability and need an accommodation in order to participate, please contact the Alachua County ADA Coordinator at <a href="mailto:ADA@alachuacounty.us">ADA@alachuacounty.us</a> or Equal Opportunity Office at 352-374-5275 at least 7 business days prior to the event. If you are unable to notify the Office prior to the event, please inform an Alachua County employee that you need assistance. TDD/TTY users, please call 711 (Florida Relay Service).</p>

**SOLICITATION STATUS HISTORY**

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Date	Changed To	Changed By
Jun 25, 2023 2:42 PM	Draft	Darryl R Kight
Jun 25, 2023 3:04 PM	Review	Darryl R Kight
Jul 7, 2023 12:21 PM	Final	Darryl R Kight
Jul 7, 2023 12:21 PM	Post Pending	Darryl R Kight
Jul 12, 2023 2:16 PM	Open	Darryl R Kight
Aug 16, 2023 2:00 PM	Pending	OpenGov Bot
Aug 24, 2023 11:45 AM	Evaluation	Mandy Mullins
Aug 24, 2023 1:50 PM	Pending	Mandy Mullins
Aug 24, 2023 1:51 PM	Evaluation	Mandy Mullins
Aug 24, 2023 2:07 PM	Pending	Mandy Mullins
Aug 24, 2023 2:07 PM	Evaluation	Mandy Mullins

## PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
Submitted	Ajax Building Company, LLC	Kasey Diehl kasey.diehl@ajaxbuilding.com	Aug 15, 2023 5:08 PM
Submitted	Charles Perry Partners, Inc.	CPPI Team marcom@cpqi.com (352) 333-9292	Aug 16, 2023 12:29 PM
Submitted	Drummond Construction Group	Eric Drummond eric@drummondconstructiongroup.com	Aug 16, 2023 11:29 AM
No Bid	Network Craze	Michael Featherstone mfeatherstone@networkcraze.com	Jul 12, 2023 2:21 PM
No Bid	The Peavey Corporation dba Lynn Peavey Company	Maria Muniz mmuniz@peaveycorp.com (913) 495-6642	Jul 12, 2023 2:26 PM
Excluded	Parrish McCall Constructors	Wendy Porto wporto@parrish-mccall.com (352) 378-1571	Aug 16, 2023 9:51 AM

## VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Ajax Building Company, LLC	Charles Perry Partners, Inc.	Drummond Construction Group	Network Craze
Corporate Resolution Granting Signature	Pass	Pass	Pass	No Response
State Compliance	Pass	Pass	Pass	No Response

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Question Title	Ajax Building Company, LLC	Charles Perry Partners, Inc.	Drummond Construction Group	Network Craze
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass	No Response
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass	No Response
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	No Response	No Response	No Response
Small Business Enterprise Option 1: SBE Proposer	Pass	Pass	Pass	No Response
Small Business Enterprise Option 2: 30% SBE Proposer Participation	Pass	Pass	Pass	No Response
Small Business Enterprise Option 3: 15% - 29% SBE Prosper Participation	Pass	Pass	Pass	No Response
Small Business Enterprise Option 4: No Subcontractors	Pass	Pass	Pass	No Response
Consultant Small Business Enterprise Good Faith Effort Option 5.	Pass	Pass	Pass	No Response
Alachua County Government Minimum Wage	Pass	Pass	Pass	No Response
Alachua County Location Preference	Pass	Pass	Pass	No Response
Drug Free Workplace	Pass	Pass	Pass	No Response
Vendor Eligibility	Pass	Pass	Pass	No Response
NON-SBE Subcontractors	Pass	Pass	Pass	No Response

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Question Title	Ajax Building Company, LLC	Charles Perry Partners, Inc.	Drummond Construction Group	Network Craze
Responsible Agent Designation	Pass	Pass	Pass	No Response
Conflict of Interest	Pass	Pass	Pass	No Response
Request for Proposal Submittal Documentation	Pass	Pass	Pass	No Response
Acknowledgement of Requirements	Pass	Pass	Pass	No Response

Question Title	The Peavey Corporation dba Lynn Peavey Company	Parrish McCall Constructors (Excluded)
Corporate Resolution Granting Signature	No Response	Pass
State Compliance	No Response	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	No Response
Small Business Enterprise Option 1: SBE Proposer	No Response	Pass
Small Business Enterprise Option 2: 30% SBE Proposer Participation	No Response	Pass
Small Business Enterprise Option 3: 15% - 29% SBE Prosper Participation	No Response	Pass
Small Business Enterprise Option 4: No Subcontractors	No Response	Pass
Consultant Small Business Enterprise Good Faith Effort Option 5.	No Response	Pass
Alachua County Government Minimum Wage	No Response	Pass
Alachua County Location Preference	No Response	Pass
Drug Free Workplace	No Response	Pass
Vendor Eligibility	No Response	Pass
NON-SBE Subcontractors	No Response	Pass

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

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Question Title	The Peavey Corporation dba Lynn Peavey Company	Parrish McCall Constructors (Excluded)
Responsible Agent Designation	No Response	Pass
Conflict of Interest	No Response	Pass
Request for Proposal Submittal Documentation	No Response	Pass
Acknowledgement of Requirements	No Response	Pass

## QUESTIONS AND ANSWERS

*No Questions Received.*

## ADDENDA & NOTICES

ADDENDA ISSUED:

*No Addenda issued.*

NOTICES ISSUED:

### Notice #1

*Aug 16, 2023 3:11 PM*

Please see the attached document.

### Notice #2

*Aug 25, 2023 11:19 AM*

Alachua County Procurement announces a public meeting to which all persons are invited to attend an Evaluation Committee Meeting:

Topic: Public Notice of Evaluation Committee Meeting for RFP 23-440-DK Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Time: Monday, September 11, 2023 @ 10:00 am Eastern Time (US and Canada)

Location: Alachua County Administration Building  
Third Floor Conference Room  
12 SE 1<sup>st</sup> Street, Gainesville, FL 32601

Join Teams Meeting

Microsoft Teams meeting

**Join on your computer, mobile app or room device.**

[Click here to join the meeting](#)

Meeting ID: 246 660 329 932

Passcode: SGGYCS

**Or call in (audio only)**

[+1 469-998-7938,,928380217#](#) United States, Dallas

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

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Phone Conference ID: 928 380 217#

These meetings are subject to change and/or cancellation. If you have any questions regarding these meetings, please call 352.384.3090. All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose, they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. If any accommodations are needed for persons with disabilities, please contact the County's Equal Opportunity Office at (352)374-5275 or (TTD) (352)-374-5284.

### Notice #3

*Sep 11, 2023 10:39 AM*

Attached are the Agenda, Meeting Minutes and Recording for Public Meeting RFP 23-440-DK Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

### Notice #4

*Sep 12, 2023 7:35 AM*

Alachua County Procurement announces a public meeting to which all persons are invited to attend an Evaluation Committee Meeting:

Topic: Public Notice of Evaluation Committee Meeting for RFP 23-440-DK Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)  
Time: Friday, September 25, 2023 @ 2:00 pm Eastern Time (US and Canada)  
Location: Alachua County Administration Building  
Third Floor Conference Room  
12 SE 1<sup>st</sup> Street, Gainesville, FL 32601

Join Teams Meeting

**Join on your computer, mobile app or room device.**

[Click here to join the meeting](#)

Meeting ID: 239 611 486 167

Passcode: H5oa4y

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 469-998-7938,,744647742#](#) United States, Dallas

Phone Conference ID: 744 647 742#

These meetings are subject to change and/or cancellation. If you have any questions regarding these meetings, please call 352.384.3090. All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose, they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. If any accommodations are needed for persons with disabilities, please contact the County's Equal Opportunity Office at (352)374-5275 or (TTD) (352)-374-5284.

## EVALUATION

## PHASE 2

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

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### EVALUATORS

Name	Title	Agreement Accepted On
Danny Moore	Project Coordinator	Aug 28, 2023 2:52 PM
Michael Reeves	Trial Court Administrator	Aug 25, 2023 2:39 PM
Daniel Whitcraft	Director of Facilities	Aug 29, 2023 3:19 PM

### EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Ability of Professional Personnel	Points Based	50 (12.5% of Total)

Description:

- A. Resumes of the key staff support the firm's Competency in doing this type of work? Key staff includes the Project Manager, and other project team professionals.
- B. Has the firm done this type of work in the past?
- C. Is any of this work to be subcontracted? If so, what are the abilities of the firm(s) to be subcontracted?
- D. Based on questions above, award points as follows:
  1. 21-30 points - Exceptional Experience
  2. 11-20 points - Average Experience
  3. 0-10 points - Minimal Experience
- E. Has the company or key staff recently done this type of work for the County, the State, or for local government in the past?
  1. If the work was acceptable, award up to ten (10) points.
  2. If the firm has not done this type of work, award zero (0) points.
  3. If the work was unacceptable, deduct up to ten (10) points and note why.
- F. Are there factors, such as unique abilities, which would make a noticeable (positive) impact on the project?
  1. If the answer is yes, award from one (1) to ten (10) points and note reasons.
  2. If the answer is no, award zero (0) points.

Criteria	Scoring Method	Weight (Points)
Capability to Meet Time and Budget Requirements	Points Based	20 (5% of Total)



## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

### Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

#### Description:

- A. Does the level of key staffing and their percentage of involvement, the use of subcontractors (if any), office location, and/or information contained in the transmittal letter indicate that the firm will, or will not, meet time and budget requirements?
- B. To your knowledge, has the firm met or had trouble meeting time and budget requirements on similar projects?
- C. Have proof of insurability and other measures of financial stability been provided?
- D. Are time schedules reasonable?
- E. Current Workload.
- F. This factor is designed to determine how busy a firm is by comparing all Florida work against Florida personnel.
  - 1. If the work was acceptable, award up to ten (20) points.
  - 2. If the firm has not done this type of work, award zero (0) points.
  - 3. **If the work was unacceptable, deduct up to ten (10) points and note why.**

Criteria	Scoring Method	Weight (Points)
Location	Points Based	10 (2.5% of Total)

#### Description:

Points Provided by Procurement.

Criteria	Scoring Method	Weight (Points)
Small Business Enterprise Participation (SBE)	Points Based	15 (3.8% of Total)

#### Description:

Points Provided by Procurement.

Criteria	Scoring Method	Weight (Points)
Volume of Previous Work (VOW) awarded by the County	Points Based	5 (1.3% of Total)

#### Description:

Points Provided by Procurement.

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Criteria	Scoring Method	Weight (Points)
Understanding of Project	Points Based	25 (6.3% of Total)

Description:

- A. Did the proposal indicate a thorough understanding of the project?
- B. Is the appropriate emphasis placed on the various work tasks?
  - 1. If the work was acceptable, award up to twenty-five (25) points.
  - 2. If the firm has not done this type of work, award zero (0) points.
  - 3. **If the work was unacceptable, deduct up to ten (10) points and note why.**

Criteria	Scoring Method	Weight (Points)
Project Approach	Points Based	25 (6.3% of Total)

Description:

- A. Did the firm develop a workable approach to the project?
- B. Does the proposal specifically address the County's needs or is it "generic" in content?

Criteria	Scoring Method	Weight (Points)
Project Manager	Points Based	10 (2.5% of Total)

Description:

- A. Does the project manager have experience with projects comparable in size and scope?
- B. Does the Project Manager have a stable job history? Have they been with the firm long, or have there been frequent job changes?

Criteria	Scoring Method	Weight (Points)
Project Team	Points Based	20 (5% of Total)

Description:

- A. Was a project team identified?
- B. Is the team makeup appropriate for the project?
- C. Do the team members have experience with comparable projects?

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

- D. Are there any sub contracted firms involved? Will this enhance the project team?
- E. Are the hours assigned to the various team members for each task appropriate?

Criteria	Scoring Method	Weight (Points)
Project Schedule	Points Based	10 (2.5% of Total)

Description:

- A. Is the proposed schedule reasonable based on quantity of personnel assigned to the project?
- B. Are individual tasks staged properly and in proper sequence?

Criteria	Scoring Method	Weight (Points)
Proposal Organization	Points Based	10 (2.5% of Total)

Description:

- A. Was proposal organization per the RFP?
- B. Was all required paperwork submitted and completed appropriately?
- C. Did the proposal contain an excessive amount of generic boilerplate, resumes, pages per resume, photographs, etc.?

Criteria	Scoring Method	Weight (Points)
Understanding of Project	Points Based	50 (12.5% of Total)

Description:

- A. Did the presentation indicate a thorough understanding of the project? Is the appropriate emphasis placed on the various work tasks?
- B. Was the presentation more specific to the County's project or a "generic" presentation?
- C. Did the firm develop a workable approach to the project?

Criteria	Scoring Method	Weight (Points)
Responsiveness to Questions	Points Based	40 (10% of Total)

Description:

- A. Were questions answered directly or evasively?

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

B. Were answers to questions clear and concise or scrambled and verbose?

Criteria	Scoring Method	Weight (Points)
Project Team	Points Based	50 (12.5% of Total)

Description:

- A. Did the project team participate?
- B. Was project team plan of action presented and how specifically did it address the project?
- C. Was there participation from any subcontracted firms? What was the impact of their participation?

Criteria	Scoring Method	Weight (Points)
Project Manager	Points Based	50 (12.5% of Total)

Description:

- A. Does the project manager have experience with responsibility for projects of comparable size and scope? Did he/she have a good understanding of this project?
- B. Did the project manager participate in the presentation? How effectively did he/she communicate ideas and respond to questions?

Criteria	Scoring Method	Weight (Points)
Other	Points Based	10 (2.5% of Total)

Description:

- A. Award additional points for unique experience or abilities; organization of approach; understanding of "why it is to be done", as well as, "what is to be done," etc. Do not award points for excessive boilerplate, excessive participation by "business development", and use of "professional" presenters.
- B. The Other Factors to be considered, but not limited to, are those items, such as Small Business Enterprise status, past performance, and previous amount of work for Alachua County. Fee proposals, when requested and deemed appropriate, are also to be considered in the evaluation process, where the request for such fees is in accordance with the County's Procurement Code.

## AGGREGATE SCORES SUMMARY

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Vendor	Danny Moore	Michael Reeves	Daniel Whitcraft	Total Score (Max Score 400)
Ajax Building Company, LLC	378	360	368	<b>368.67</b>
Charles Perry Partners, Inc.	374	368	361	<b>367.67</b>
Drummond Construction Group	370	364	353	<b>362.33</b>
Parrish McCall Constructors	152	137	142	<b>143.67</b>
Excluded				

## VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Ability of Professional Personnel Points Based 50 Points (12.5%)	Capability to Meet Time and Budget Requirements Points Based 20 Points (5%)	Location Points Based 10 Points (2.5%)	Small Business Enterprise Participation (SBE) Points Based 15 Points (3.8%)
Ajax Building Company, LLC	47	18	10	10
Charles Perry Partners, Inc.	46.7	16.7	10	10
Drummond Construction Group	43	14.7	10	15
Parrish McCall Constructors	44.7	15.3	0	0
Excluded				

Vendor	Volume of Previous Work (VOW) awarded by the County Points Based 5 Points (1.3%)	Understanding of Project Points Based 25 Points (6.3%)	Project Approach Points Based 25 Points (6.3%)	Project Manager Points Based 10 Points (2.5%)
Ajax Building Company, LLC	0	23.7	23	9
Charles Perry Partners, Inc.	0	24	22.3	8.3
Drummond Construction Group	5	21.3	20.7	8
Parrish McCall Constructors	0	21.3	21.3	8
Excluded				

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Vendor	Project Team Points Based 20 Points (5%)	Project Schedule Points Based 10 Points (2.5%)	Proposal Organization Points Based 10 Points (2.5%)	Understanding of Project Points Based 50 Points (12.5%)
Ajax Building Company, LLC	18	7.7	8.3	49.3
Charles Perry Partners, Inc.	17.7	8	8.7	49.3
Drummond Construction Group	16.3	6.7	7.7	48.7
Parrish McCall Constructors Excluded	17.7	7.7	7.7	0

Vendor	Responsiveness to Questions Points Based 40 Points (10%)	Project Team Points Based 50 Points (12.5%)	Project Manager Points Based 50 Points (12.5%)	Other Points Based 10 Points (2.5%)
Ajax Building Company, LLC	39	48.3	48.3	9
Charles Perry Partners, Inc.	39	49	48.7	9.3
Drummond Construction Group	38.7	48.3	49	9.3
Parrish McCall Constructors Excluded	0	0	0	0

Vendor	Total Score (Max Score 400)
Ajax Building Company, LLC	368.67
Charles Perry Partners, Inc.	367.67
Drummond Construction Group	362.33
Parrish McCall Constructors Excluded	143.67

## INDIVIDUAL PROPOSAL SCORES

Ajax Building Company, LLC
Ability of Professional Personnel   Points Based   50 Points (12.5%)
Danny Moore: 50

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Michael Reeves: 44

Daniel Whitcraft: 47

95% of all work is CMAR.

**Capability to Meet Time and Budget Requirements | Points Based | 20 Points (5%)**

Danny Moore: 20

Michael Reeves: 16

Daniel Whitcraft: 18

Very detailed on budget process.

**Location | Points Based | 10 Points (2.5%)**

Danny Moore: 10

424 SW 7 Terrace Gainesville, FL 32601

Michael Reeves: 10

424 SW 7 Terrace Gainesville, FL 32601

Daniel Whitcraft: 10

424 SW 7 Terrace Gainesville, FL 32601

**Small Business Enterprise Participation (SBE) | Points Based | 15 Points (3.8%)**

Danny Moore: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

Michael Reeves: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

Daniel Whitcraft: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (1.3%)**

Danny Moore: 0

\$10,237,508.40

Michael Reeves: 0

\$10,237,508.40

Daniel Whitcraft: 0

\$10,237,508.40

**Understanding of Project | Points Based | 25 Points (6.3%)**

Danny Moore: 25

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Michael Reeves: 22

Daniel Whitcraft: 24

**Project Approach | Points Based | 25 Points (6.3%)**

Danny Moore: 25

Michael Reeves: 21

Daniel Whitcraft: 23

**Project Manager | Points Based | 10 Points (2.5%)**

Danny Moore: 10

Michael Reeves: 9

Daniel Whitcraft: 8

**Project Team | Points Based | 20 Points (5%)**

Danny Moore: 20

Michael Reeves: 16

Daniel Whitcraft: 18

**Project Schedule | Points Based | 10 Points (2.5%)**

Danny Moore: 5

Michael Reeves: 8

Daniel Whitcraft: 10

Gave an actual construction duration.

**Proposal Organization | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 9

proposal talked about asset validation using QR Codes as part of package.

**Understanding of Project | Points Based | 50 Points (12.5%)**

Danny Moore: 49

Michael Reeves: 49

Daniel Whitcraft: 50



EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

**Responsiveness to Questions | Points Based | 40 Points (10%)**

Danny Moore: 40

Michael Reeves: 39

Daniel Whitcraft: 38

**Project Team | Points Based | 50 Points (12.5%)**

Danny Moore: 48

Michael Reeves: 49

Daniel Whitcraft: 48

**Project Manager | Points Based | 50 Points (12.5%)**

Danny Moore: 48

Michael Reeves: 50

Daniel Whitcraft: 47

**Other | Points Based | 10 Points (2.5%)**

Danny Moore: 10

Michael Reeves: 9

Daniel Whitcraft: 8

**Charles Perry Partners, Inc.**

**Ability of Professional Personnel | Points Based | 50 Points (12.5%)**

Danny Moore: 49

Michael Reeves: 45

Daniel Whitcraft: 46

**Capability to Meet Time and Budget Requirements | Points Based | 20 Points (5%)**

Danny Moore: 18

Michael Reeves: 17

Daniel Whitcraft: 15

Spoke a lot about schedule, little on how to meet budget.

**Location | Points Based | 10 Points (2.5%)**

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Danny Moore: 10

8200 NW 15th Place Gainesville, FL 32606

Michael Reeves: 10

8200 NW 15th Place Gainesville, FL 32606

Daniel Whitcraft: 10

8200 NW 15th Place Gainesville, FL 32606

**Small Business Enterprise Participation (SBE) | Points Based | 15 Points (3.8%)**

Danny Moore: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

Michael Reeves: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

Daniel Whitcraft: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (1.3%)**

Danny Moore: 0

\$1,763,682.32

Michael Reeves: 0

\$1,763,682.32

Daniel Whitcraft: 0

\$1,763,682.32

**Understanding of Project | Points Based | 25 Points (6.3%)**

Danny Moore: 25

Michael Reeves: 24

Daniel Whitcraft: 23

**Project Approach | Points Based | 25 Points (6.3%)**

Danny Moore: 23

Michael Reeves: 21

Daniel Whitcraft: 23

**Project Manager | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 9

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Daniel Whitcraft: 8

**Project Team | Points Based | 20 Points (5%)**

Danny Moore: 18

Michael Reeves: 17

Daniel Whitcraft: 18

**Project Schedule | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 8

**Proposal Organization | Points Based | 10 Points (2.5%)**

Danny Moore: 9

Michael Reeves: 9

Daniel Whitcraft: 8

**Understanding of Project | Points Based | 50 Points (12.5%)**

Danny Moore: 49

Michael Reeves: 49

Daniel Whitcraft: 50

**Responsiveness to Questions | Points Based | 40 Points (10%)**

Danny Moore: 40

Michael Reeves: 39

Daniel Whitcraft: 38

**Project Team | Points Based | 50 Points (12.5%)**

Danny Moore: 49

Michael Reeves: 50

Daniel Whitcraft: 48

**Project Manager | Points Based | 50 Points (12.5%)**

Danny Moore: 48

Michael Reeves: 50

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Daniel Whitcraft: 48

**Other | Points Based | 10 Points (2.5%)**

Danny Moore: 10

Michael Reeves: 10

Daniel Whitcraft: 8

**Drummond Construction Group**

**Ability of Professional Personnel | Points Based | 50 Points (12.5%)**

Danny Moore: 44

Michael Reeves: 41

Daniel Whitcraft: 44

**Capability to Meet Time and Budget Requirements | Points Based | 20 Points (5%)**

Danny Moore: 16

Michael Reeves: 16

Daniel Whitcraft: 12

Little to no mention of budget?

**Location | Points Based | 10 Points (2.5%)**

Danny Moore: 10

1220 NW 107th Terrace Gainesville, FL 32606

Michael Reeves: 10

1220 NW 107th Terrace Gainesville, FL 32606

Daniel Whitcraft: 10

1220 NW 107th Terrace Gainesville, FL 32606

**Small Business Enterprise Participation (SBE) | Points Based | 15 Points (3.8%)**

Danny Moore: 15

Registered AC Small Business (Verified via SBE Directory 9/6/2023)

Michael Reeves: 15

Registered AC Small Business (Verified via SBE Directory 9/6/2023)

Daniel Whitcraft: 15

Registered AC Small Business (Verified via SBE Directory 9/6/2023)

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (1.3%)**

Danny Moore: 5

\$0.00

Michael Reeves: 5

\$0.00

Daniel Whitcraft: 5

\$0.00

**Understanding of Project | Points Based | 25 Points (6.3%)**

Danny Moore: 25

Michael Reeves: 20

Daniel Whitcraft: 19

Somewhat generic.

**Project Approach | Points Based | 25 Points (6.3%)**

Danny Moore: 23

Michael Reeves: 20

Daniel Whitcraft: 19

Somewhat Generic.

**Project Manager | Points Based | 10 Points (2.5%)**

Danny Moore: 7

Michael Reeves: 9

Daniel Whitcraft: 8

**Project Team | Points Based | 20 Points (5%)**

Danny Moore: 15

Michael Reeves: 16

Daniel Whitcraft: 18

**Project Schedule | Points Based | 10 Points (2.5%)**

Danny Moore: 5

Michael Reeves: 8

Daniel Whitcraft: 7

Talked about scheduling in general.

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

**Proposal Organization | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 7

Somewhat boilerplate.

**Understanding of Project | Points Based | 50 Points (12.5%)**

Danny Moore: 50

Michael Reeves: 49

Daniel Whitcraft: 47

**Responsiveness to Questions | Points Based | 40 Points (10%)**

Danny Moore: 40

Michael Reeves: 38

Daniel Whitcraft: 38

**Project Team | Points Based | 50 Points (12.5%)**

Danny Moore: 48

Michael Reeves: 49

Daniel Whitcraft: 48

**Project Manager | Points Based | 50 Points (12.5%)**

Danny Moore: 49

Michael Reeves: 50

Daniel Whitcraft: 48

**Other | Points Based | 10 Points (2.5%)**

Danny Moore: 10

Michael Reeves: 10

Daniel Whitcraft: 8

**Parrish McCall Constructors**  
(Excluded)

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

**Ability of Professional Personnel | Points Based | 50 Points (12.5%)**

Danny Moore: 48

Michael Reeves: 40

Daniel Whitcraft: 46

**Capability to Meet Time and Budget Requirements | Points Based | 20 Points (5%)**

Danny Moore: 18

Michael Reeves: 16

Daniel Whitcraft: 12

Generic

**Location | Points Based | 10 Points (2.5%)**

Danny Moore: 0

Michael Reeves: 0

Daniel Whitcraft: 0

**Small Business Enterprise Participation (SBE) | Points Based | 15 Points (3.8%)**

Danny Moore: 0

Michael Reeves: 0

Daniel Whitcraft: 0

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (1.3%)**

Danny Moore: 0

Michael Reeves: 0

Daniel Whitcraft: 0

**Understanding of Project | Points Based | 25 Points (6.3%)**

Danny Moore: 22

Michael Reeves: 20

Daniel Whitcraft: 22

**Project Approach | Points Based | 25 Points (6.3%)**

Danny Moore: 22

Michael Reeves: 20

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Daniel Whitcraft: 22

**Project Manager | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 8

**Project Team | Points Based | 20 Points (5%)**

Danny Moore: 18

Michael Reeves: 17

Daniel Whitcraft: 18

**Project Schedule | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 7

**Proposal Organization | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 7

**Understanding of Project | Points Based | 50 Points (12.5%)**

Danny Moore: 0

Michael Reeves: 0

Daniel Whitcraft: 0

**Responsiveness to Questions | Points Based | 40 Points (10%)**

Danny Moore: 0

Michael Reeves: 0

Daniel Whitcraft: 0

**Project Team | Points Based | 50 Points (12.5%)**

Danny Moore: 0

Michael Reeves: 0



## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Daniel Whitcraft: 0

### Project Manager | Points Based | 50 Points (12.5%)

Danny Moore: 0

Michael Reeves: 0

Daniel Whitcraft: 0

### Other | Points Based | 10 Points (2.5%)

Danny Moore: 0

Michael Reeves: 0

Daniel Whitcraft: 0

## PHASE 1

### EVALUATORS

Name	Title	Agreement Accepted On
Danny Moore	Project Coordinator	Aug 28, 2023 2:52 PM
Michael Reeves	Trial Court Administrator	Aug 25, 2023 2:39 PM
Daniel Whitcraft	Director of Facilities	Aug 29, 2023 3:19 PM

### EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Ability of Professional Personnel	Points Based	50 (25% of Total)

Description:

- A. Resumes of the key staff support the firm's Competency in doing this type of work? Key staff includes the Project Manager, and other project team professionals.
- B. Has the firm done this type of work in the past?
- C. Is any of this work to be subcontracted? If so, what are the abilities of the firm(s) to be subcontracted?
- D. Based on questions above, award points as follows:
  - 1. 21-30 points - Exceptional Experience
  - 2. 11-20 points - Average Experience
  - 3. 0-10 points - Minimal Experience

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

- E. Has the company or key staff recently done this type of work for the County, the State, or for local government in the past?
  - 1. If the work was acceptable, award up to ten (10) points.
  - 2. If the firm has not done this type of work, award zero (0) points.
  - 3. If the work was unacceptable, deduct up to ten (10) points and note why.
- F. Are there factors, such as unique abilities, which would make a noticeable (positive) impact on the project?
  - 1. If the answer is yes, award from one (1) to ten (10) points and note reasons.
  - 2. If the answer is no, award zero (0) points.

Criteria	Scoring Method	Weight (Points)
Capability to Meet Time and Budget Requirements	Points Based	20 (10% of Total)

Description:

- A. Does the level of key staffing and their percentage of involvement, the use of subcontractors (if any), office location, and/or information contained in the transmittal letter indicate that the firm will, or will not, meet time and budget requirements?
- B. To your knowledge, has the firm met or had trouble meeting time and budget requirements on similar projects?
- C. Have proof of insurability and other measures of financial stability been provided?
- D. Are time schedules reasonable?
- E. Current Workload.
- F. This factor is designed to determine how busy a firm is by comparing all Florida work against Florida personnel.
  - 1. If the work was acceptable, award up to ten (20) points.
  - 2. If the firm has not done this type of work, award zero (0) points.
  - 3. **If the work was unacceptable, deduct up to ten (10) points and note why.**

Criteria	Scoring Method	Weight (Points)
Location	Points Based	10 (5% of Total)

Description:

Points Provided by Procurement.

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Criteria	Scoring Method	Weight (Points)
Small Business Enterprise Participation (SBE)	Points Based	15 (7.5% of Total)

Description:

Points Provided by Procurement.

Criteria	Scoring Method	Weight (Points)
Volume of Previous Work (VOW) awarded by the County	Points Based	5 (2.5% of Total)

Description:

Points Provided by Procurement.

Criteria	Scoring Method	Weight (Points)
Understanding of Project	Points Based	25 (12.5% of Total)

Description:

- A. Did the proposal indicate a thorough understanding of the project?
- B. Is the appropriate emphasis placed on the various work tasks?
  - 1. If the work was acceptable, award up to twenty-five (25) points.
  - 2. If the firm has not done this type of work, award zero (0) points.
  - 3. **If the work was unacceptable, deduct up to ten (10) points and note why.**

Criteria	Scoring Method	Weight (Points)
Project Approach	Points Based	25 (12.5% of Total)

Description:

- A. Did the firm develop a workable approach to the project?
- B. Does the proposal specifically address the County's needs or is it "generic" in content?

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Criteria	Scoring Method	Weight (Points)
Project Manager	Points Based	10 (5% of Total)

Description:

- A. Does the project manager have experience with projects comparable in size and scope?
- B. Does the Project Manager have a stable job history? Have they been with the firm long, or have there been frequent job changes?

Criteria	Scoring Method	Weight (Points)
Project Team	Points Based	20 (10% of Total)

Description:

- A. Was a project team identified?
- B. Is the team makeup appropriate for the project?
- C. Do the team members have experience with comparable projects?
- D. Are there any sub contracted firms involved? Will this enhance the project team?
- E. Are the hours assigned to the various team members for each task appropriate?

Criteria	Scoring Method	Weight (Points)
Project Schedule	Points Based	10 (5% of Total)

Description:

- A. Is the proposed schedule reasonable based on quantity of personnel assigned to the project?
- B. Are individual tasks staged properly and in proper sequence?

Criteria	Scoring Method	Weight (Points)
Proposal Organization	Points Based	10 (5% of Total)

Description:

- A. Was proposal organization per the RFP?
- B. Was all required paperwork submitted and completed appropriately?
- C. Did the proposal contain an excessive amount of generic boilerplate, resumes, pages per resume, photographs, etc.?

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

## AGGREGATE SCORES SUMMARY

Vendor	Danny Moore	Michael Reeves	Daniel Whitcraft	Total Score (Max Score 200)
Ajax Building Company, LLC	183	164	177	<b>174.67</b>
Charles Perry Partners, Inc.	178	170	169	<b>172.33</b>
Drummond Construction Group	173	168	164	<b>168.33</b>
Parrish McCall Constructors	172	157	162	<b>163.67</b>

## VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Ability of Professional Personnel Points Based 50 Points (25%)	Capability to Meet Time and Budget Requirements Points Based 20 Points (10%)	Location Points Based 10 Points (5%)	Small Business Enterprise Participation (SBE) Points Based 15 Points (7.5%)
Ajax Building Company, LLC	47	18	10	10
Charles Perry Partners, Inc.	46.7	16.7	10	10
Drummond Construction Group	43	14.7	10	15
Parrish McCall Constructors	44.7	15.3	10	5

Vendor	Volume of Previous Work (VOW) awarded by the County Points Based 5 Points (2.5%)	Understanding of Project Points Based 25 Points (12.5%)	Project Approach Points Based 25 Points (12.5%)	Project Manager Points Based 10 Points (5%)
Ajax Building Company, LLC	0	23.7	23	9
Charles Perry Partners, Inc.	0	24	22.3	8.3
Drummond Construction Group	5	21.3	20.7	8
Parrish McCall Constructors	5	21.3	21.3	8

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Vendor	Project Team Points Based 20 Points (10%)	Project Schedule Points Based 10 Points (5%)	Proposal Organization Points Based 10 Points (5%)	Total Score (Max Score 200)
Ajax Building Company, LLC	18	7.7	8.3	174.67
Charles Perry Partners, Inc.	17.7	8	8.7	172.33
Drummond Construction Group	16.3	6.7	7.7	168.33
Parrish McCall Constructors	17.7	7.7	7.7	163.67

## INDIVIDUAL PROPOSAL SCORES

## Ajax Building Company, LLC

## Ability of Professional Personnel | Points Based | 50 Points (12.5%)

Danny Moore: 50

Michael Reeves: 44

Daniel Whitcraft: 47

95% of all work is CMAR.

## Capability to Meet Time and Budget Requirements | Points Based | 20 Points (5%)

Danny Moore: 20

Michael Reeves: 16

Daniel Whitcraft: 18

Very detailed on budget process.

## Location | Points Based | 10 Points (2.5%)

Danny Moore: 10

424 SW 7 Terrace Gainesville, FL 32601

Michael Reeves: 10

424 SW 7 Terrace Gainesville, FL 32601

Daniel Whitcraft: 10

424 SW 7 Terrace Gainesville, FL 32601

## Small Business Enterprise Participation (SBE) | Points Based | 15 Points (3.8%)

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Danny Moore: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

Michael Reeves: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

Daniel Whitcraft: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (1.3%)**

Danny Moore: 0

\$10,237,508.40

Michael Reeves: 0

\$10,237,508.40

Daniel Whitcraft: 0

\$10,237,508.40

**Understanding of Project | Points Based | 25 Points (6.3%)**

Danny Moore: 25

Michael Reeves: 22

Daniel Whitcraft: 24

**Project Approach | Points Based | 25 Points (6.3%)**

Danny Moore: 25

Michael Reeves: 21

Daniel Whitcraft: 23

**Project Manager | Points Based | 10 Points (2.5%)**

Danny Moore: 10

Michael Reeves: 9

Daniel Whitcraft: 8

**Project Team | Points Based | 20 Points (5%)**

Danny Moore: 20

Michael Reeves: 16

Daniel Whitcraft: 18

**Project Schedule | Points Based | 10 Points (2.5%)**

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Danny Moore: 5

Michael Reeves: 8

Daniel Whitcraft: 10

Gave an actual construction duration.

### Proposal Organization | Points Based | 10 Points (2.5%)

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 9

proposal talked about asset validation using QR Codes as part of package.

## Charles Perry Partners, Inc.

### Ability of Professional Personnel | Points Based | 50 Points (12.5%)

Danny Moore: 49

Michael Reeves: 45

Daniel Whitcraft: 46

### Capability to Meet Time and Budget Requirements | Points Based | 20 Points (5%)

Danny Moore: 18

Michael Reeves: 17

Daniel Whitcraft: 15

Spoke a lot about schedule, little on how to meet budget.

### Location | Points Based | 10 Points (2.5%)

Danny Moore: 10

8200 NW 15th Place Gainesville, FL 32606

Michael Reeves: 10

8200 NW 15th Place Gainesville, FL 32606

Daniel Whitcraft: 10

8200 NW 15th Place Gainesville, FL 32606

### Small Business Enterprise Participation (SBE) | Points Based | 15 Points (3.8%)

Danny Moore: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation



EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Michael Reeves: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

Daniel Whitcraft: 10

Small Business Enterprise Option 2: 30% SBE Proposer Participation

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (1.3%)**

Danny Moore: 0

\$1,763,682.32

Michael Reeves: 0

\$1,763,682.32

Daniel Whitcraft: 0

\$1,763,682.32

**Understanding of Project | Points Based | 25 Points (6.3%)**

Danny Moore: 25

Michael Reeves: 24

Daniel Whitcraft: 23

**Project Approach | Points Based | 25 Points (6.3%)**

Danny Moore: 23

Michael Reeves: 21

Daniel Whitcraft: 23

**Project Manager | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 9

Daniel Whitcraft: 8

**Project Team | Points Based | 20 Points (5%)**

Danny Moore: 18

Michael Reeves: 17

Daniel Whitcraft: 18

**Project Schedule | Points Based | 10 Points (2.5%)**

Danny Moore: 8

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

Michael Reeves: 8

Daniel Whitcraft: 8

**Proposal Organization | Points Based | 10 Points (2.5%)**

Danny Moore: 9

Michael Reeves: 9

Daniel Whitcraft: 8

**Drummond Construction Group**

**Ability of Professional Personnel | Points Based | 50 Points (12.5%)**

Danny Moore: 44

Michael Reeves: 41

Daniel Whitcraft: 44

**Capability to Meet Time and Budget Requirements | Points Based | 20 Points (5%)**

Danny Moore: 16

Michael Reeves: 16

Daniel Whitcraft: 12

Little to no mention of budget?

**Location | Points Based | 10 Points (2.5%)**

Danny Moore: 10

1220 NW 107th Terrace Gainesville, FL 32606

Michael Reeves: 10

1220 NW 107th Terrace Gainesville, FL 32606

Daniel Whitcraft: 10

1220 NW 107th Terrace Gainesville, FL 32606

**Small Business Enterprise Participation (SBE) | Points Based | 15 Points (3.8%)**

Danny Moore: 15

Registered AC Small Business (Verified via SBE Directory 9/6/2023)

Michael Reeves: 15

Registered AC Small Business (Verified via SBE Directory 9/6/2023)

Daniel Whitcraft: 15

Registered AC Small Business (Verified via SBE Directory 9/6/2023)

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (1.3%)**

Danny Moore: 5

\$0.00

Michael Reeves: 5

\$0.00

Daniel Whitcraft: 5

\$0.00

**Understanding of Project | Points Based | 25 Points (6.3%)**

Danny Moore: 25

Michael Reeves: 20

Daniel Whitcraft: 19

Somewhat generic.

**Project Approach | Points Based | 25 Points (6.3%)**

Danny Moore: 23

Michael Reeves: 20

Daniel Whitcraft: 19

Somewhat Generic.

**Project Manager | Points Based | 10 Points (2.5%)**

Danny Moore: 7

Michael Reeves: 9

Daniel Whitcraft: 8

**Project Team | Points Based | 20 Points (5%)**

Danny Moore: 15

Michael Reeves: 16

Daniel Whitcraft: 18

**Project Schedule | Points Based | 10 Points (2.5%)**

Danny Moore: 5

Michael Reeves: 8

Daniel Whitcraft: 7

## EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

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Talked about scheduling in general.

### Proposal Organization | Points Based | 10 Points (2.5%)

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 7

Somewhat boilerplate.

### Parrish McCall Constructors

#### Ability of Professional Personnel | Points Based | 50 Points (12.5%)

Danny Moore: 48

Michael Reeves: 40

Daniel Whitcraft: 46

#### Capability to Meet Time and Budget Requirements | Points Based | 20 Points (5%)

Danny Moore: 18

Michael Reeves: 16

Daniel Whitcraft: 12

Generic

#### Location | Points Based | 10 Points (2.5%)

Danny Moore: 10

3455 SW 42nd Ave Gainesville, FL 32608

Michael Reeves: 10

3455 SW 42nd Ave Gainesville, FL 32608

Daniel Whitcraft: 10

3455 SW 42nd Ave Gainesville, FL 32608

#### Small Business Enterprise Participation (SBE) | Points Based | 15 Points (3.8%)

Danny Moore: 5

Small Business Enterprise Option 3: 15% - 29% SBE Prosper Participation

Michael Reeves: 5

Small Business Enterprise Option 3: 15% - 29% SBE Prosper Participation

Daniel Whitcraft: 5

Small Business Enterprise Option 3: 15% - 29% SBE Prosper Participation

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

---

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (1.3%)**

Danny Moore: 5

\$0.00

Michael Reeves: 5

\$0.00

Daniel Whitcraft: 5

\$0.00

**Understanding of Project | Points Based | 25 Points (6.3%)**

Danny Moore: 22

Michael Reeves: 20

Daniel Whitcraft: 22

**Project Approach | Points Based | 25 Points (6.3%)**

Danny Moore: 22

Michael Reeves: 20

Daniel Whitcraft: 22

**Project Manager | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 8

**Project Team | Points Based | 20 Points (5%)**

Danny Moore: 18

Michael Reeves: 17

Daniel Whitcraft: 18

**Project Schedule | Points Based | 10 Points (2.5%)**

Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 7

**Proposal Organization | Points Based | 10 Points (2.5%)**

EXECUTIVE SUMMARY

RFP No. RFP 23-440-DK

Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

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Danny Moore: 8

Michael Reeves: 8

Daniel Whitcraft: 7










# ITA 23-440-DK Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)

Final Audit Report

2023-10-04

Created:	2023-10-02
By:	Mandy Mullins (mmmullins@alachuacounty.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzdewHIBQccizqsjRHiljug1LjgWfCaPJ

## "ITA 23-440-DK Construction Manager @ Risk for New Alachua County Civil Courthouse Facility (Complex)" History

-  Document created by Mandy Mullins (mmmullins@alachuacounty.us)  
2023-10-02 - 4:48:37 PM GMT- IP address: 149.19.43.13
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2023-10-02 - 4:50:21 PM GMT
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Signature Date: 2023-10-02 - 8:31:44 PM GMT - Time Source: server- IP address: 163.120.80.11
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Signature Date: 2023-10-04 - 1:28:47 PM GMT - Time Source: server- IP address: 149.19.43.13



Agreement completed.

2023-10-04 - 1:28:47 PM GMT



**Adobe Acrobat Sign**