



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 24-481-LC

Construction Manager at Risk for Animal Resources and Care Facility

RESPONSE DEADLINE: April 17, 2024 at 2:00 pm

Friday, June 21, 2024

SOLICITATION OVERVIEW

Project Title	Construction Manager at Risk for Animal Resources and Care Facility
Project ID	RFP 24-481-LC
Project Type	Request For Proposal
Release Date	March 14, 2024
Due Date	April 17, 2024
Procurement Agent	Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM
Evaluators	Greg Creel, Matthew Fultz, Julie Johnson, Danny Moore
Project Description	Purpose: The Alachua County Board of County Commissioners (County) are interested in inviting and receiving proposals from qualified Construction Management at Risk firms with experience in the design, development, and construction for the new Animal Resources and Care Facility. 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).

Introduction

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 24-481-LC Construction Manager at Risk for Animal Resources and Care Facility.

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](#).

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Purpose: The Alachua County Board of County Commissioners (County) are interested in inviting and receiving proposals from qualified Construction Management at Risk firms with experience in the design, development, and construction for the new Animal Resources and Care Facility. 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).

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

Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM

Procurement Agent III

Email: lcruzcaliz@alachuacounty.us

Phone: [\(352\) 337-6268](tel:(352)337-6268)

Department:

Facilities Management

Timeline

Solicitation Release Date	March 14, 2024
2nd Advertisement Date	March 20, 2024
Question Submission Deadline	April 7, 2024, 12:01am
Solicitation Submission Deadline	April 17, 2024, 2:00pm

<p>Solicitation Opening – Teams Meeting</p>	<p>April 17, 2024, 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>https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTQyYzk5YzMtZDc4ZS00N2lxLTljMWUtMjAwNTQwN2NjNTNi%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%22c82ab8e7-6ee1-4cd5-9191-4aa322a1828f%22%7d</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 ADA@alachuacounty.us 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>
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SOLICITATION STATUS HISTORY

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Date	Changed To	Changed By
Feb 2, 2024 4:40 PM	Draft	Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM
Feb 5, 2024 10:10 AM	Review	Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM
Mar 11, 2024 8:49 AM	Final	Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM
Mar 11, 2024 8:49 AM	Post Pending	Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM
Mar 13, 2024 11:04 AM	Open	Mandy Mullins
Apr 17, 2024 2:00 PM	Pending	OpenGov Bot
Apr 18, 2024 8:19 AM	Evaluation	Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM
Jun 11, 2024 2:59 PM	Award Pending	Mandy Mullins

SELECTED VENDOR

VENDOR RECOMMENDED BY THE EVALUATION PROCESS

Vendor	Location
Oelrich Construction Inc.	Jonesville, FL

PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
Submitted	Charles Perry Partners, Inc.	CPPI Team marcom@cpqi.com (352) 333-9292	Apr 17, 2024 10:23 AM
Submitted	Foresight Construction Group, Inc.	Juan Segarra jsegarra@foresightcgi.com (352) 335-6352	Apr 17, 2024 1:57 PM
No Bid	Network Craze	Michael Featherstone mfeatherstone@networkcraze.com	Mar 14, 2024 8:11 AM
Submitted	Oelrich Construction Inc.	Ivan Oelrich ivan@oelrichconstruction.com	Apr 16, 2024 5:27 PM
Submitted	Parrish McCall Constructors	Mack Pearson mpearson@parrish-mccall.com (352) 378-1571	Apr 17, 2024 9:16 AM
Submitted	Scorpio.	Erik Anderson erik@scorpioco.com	Apr 17, 2024 1:49 PM

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Status	Vendor	Contact Info	Submission Date
No Bid	Unipak Corp.	Brian Marcus customer@unipakcorp.net (888) 808-5120	Mar 13, 2024 11:23 AM
Submitted	Verdex Construction	Rex Kirby rex.kirby@verdex.com	Apr 17, 2024 9:34 AM
Submitted	Wehr Constructors	Cindy Mason cmason@wehrconstructors.com (502) 558-7834	Apr 17, 2024 11:56 AM

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Charles Perry Partners, Inc.	Foresight Construction Group, Inc.	Oelrich Construction Inc.	Parrish McCall Constructors
Corporate Resolution Granting Signature	Pass	Pass	Pass	Pass
State Compliance	Pass	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	No Response	No Response	No Response
Small Business Enterprise Option 1: SBE Proposer	Pass	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate	No Response	No Response	No Response	No Response
Small Business Enterprise Option 2: 30% SBE Proposer Participation	Pass	Pass	Pass	Pass

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Question Title	Charles Perry Partners, Inc.	Foresight Construction Group, Inc.	Oelrich Construction Inc.	Parrish McCall Constructors
Alachua County Small Business Enterprise Certificate	Pass	No Response	No Response	Pass
Small Business Enterprise Option 3: 15% - 29% SBE Prosper Participation	Pass	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate	No Response	No Response	No Response	No Response
Small Business Enterprise Option 4: No Subcontractors	Pass	Pass	Pass	Pass
Consultant Small Business Enterprise Good Faith Effort Option 5.	Pass		Pass	Pass
Alachua County Government Minimum Wage	Pass	Pass	Pass	Pass
Alachua County Location Preference	Pass	Pass	Pass	Pass
Drug Free Workplace	Pass	Pass	Pass	Pass
Vendor Eligibility	Pass	Pass	Pass	Pass
NON-SBE Subcontractors	Pass	Pass	Pass	Pass
Responsible Agent Designation	Pass	Pass	Pass	Pass
Conflict of Interest	Pass	Pass	Pass	Pass
Request for Proposal Submittal Documentation	Pass	Pass	Pass	Pass
Acknowledgement of Requirements	Pass	Pass	Pass	Pass

Question Title	Scorpio.	Verdex Construction	Wehr Constructors
Corporate Resolution Granting Signature	Pass	Pass	Pass
State Compliance	Pass	Pass	Pass

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Question Title	Scorpio.	Verdex Construction	Wehr Constructors
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	No Response	Pass
Small Business Enterprise Option 1: SBE Proposer	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate	No Response	No Response	No Response
Small Business Enterprise Option 2: 30% SBE Proposer Participation	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate	No Response	No Response	No Response
Small Business Enterprise Option 3: 15% - 29% SBE Prosper Participation	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate	No Response	Pass	No Response
Small Business Enterprise Option 4: No Subcontractors	Pass	Pass	Pass
Consultant Small Business Enterprise Good Faith Effort Option 5.	Pass	Pass	Pass
Alachua County Government Minimum Wage	Pass	Pass	Pass
Alachua County Location Preference	Pass	Pass	Pass
Drug Free Workplace	Pass	Pass	Pass
Vendor Eligibility	Pass	Pass	Pass

Question Title	Scorpio.	Verdex Construction	Wehr Constructors
NON-SBE Subcontractors	Pass	Pass	Pass
Responsible Agent Designation	Pass	Pass	Pass
Conflict of Interest	Pass	Pass	Pass
Request for Proposal Submittal Documentation	Pass	Pass	Pass
Acknowledgement of Requirements	Pass	Pass	Pass

QUESTIONS AND ANSWERS

Approved, Unanswered Questions

Approved, Answers Provided

1. Pre-Bid Meeting

Mar 19, 2024 10:07 AM

Question: Will the list of attendees to the pre-bid meeting that took place on 04/17/2024 be posted?

Mar 19, 2024 10:07 AM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM: There is no pre-bid meeting for this solicitation.

Mar 19, 2024 10:26 AM

2. No subject

Apr 1, 2024 1:20 PM

Question: Could you please advise where to find the schedule, budget, and any preliminary plan?

Apr 1, 2024 1:20 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM: The amount budgeted for this project is: \$15,000,000. The County has advertised RFP 24-480-LC A&E Services for Animal Resources and Care Facility. It can be found here: <https://procurement.opengov.com/portal/alachuacounty/projects/78780>

Apr 2, 2024 9:29 AM

3. Question for RFP 24-481-LC Animal Resources and Care

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Apr 5, 2024 6:23 PM

Question: Can you please define your meaning of "subcontractor"? Since this is a CM project we will not have chose our subcontractors yet. Is the intent for us to list and provide a resume for someone else we're adding to our team beyond our staff? ie, like an expert in an area to assist with an aspect of the project? (mentioned in 7.1 "aspects to be subcontracted", 7,2 "resumes of subcontracted individuals, and Item 15 under Submittals - List of Non SBE subcontractors.

Apr 5, 2024 6:23 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM: Subcontractor or Subconsultant means an individual or firm engaged by a Contractor or Consultant to provide services related to the Contract.

Apr 8, 2024 8:57 AM

4. Questions for RFP 24-481-LC Animal Resources and Care

Apr 5, 2024 6:16 PM

Question: It appears that the RFP requests for the resumes of the Project Team in both 7.2 and 7.4. Do you want the same information for each tab?

Apr 5, 2024 6:16 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM: Follow the instructions as they are listed in the RFP document.

Apr 8, 2024 8:57 AM

ADDENDA & NOTICES

ADDENDA ISSUED:

No Addenda issued.

NOTICES ISSUED:

Notice #1

Apr 17, 2024 2:13 PM

See bid tabulation attached for this solicitation.

Attachments:

· [BT RFP 24-481-LC Construction Manager at Risk for Animal Resources and Care Facility](#)

Notice #2

Apr 22, 2024 3:48 PM

Alachua County Procurement announces a public meeting to which all persons are invited to attend an Evaluation Committee Meeting on **Thursday June 6, 2024, at 11:30 AM** to discuss and update of the proposals for competitive solicitation for RFP 24-481-LC Construction Manager at Risk for Animal

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Resources and Care Facility The final recommendations will be sent to the Alachua County Board of County Commissioners.

Time: Thursday June 6, 2024, at 11:30 AM Eastern Time (US and Canada)

Location: County Administration Building

Third Floor Conference Room

12 SE 1st Street

Gainesville, FL 32601

Microsoft Teams

Join the meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MmMyM2E1NWQtODbhZC00NTZILtk0OWMtYWFINGU3YzBkNWM2%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%2294b8c9af-b3ad-4936-84ec-688266cf3236%22%7d

Meeting ID: 293 570 739 681

Passcode: oizpUu

Dial-in by phone:

+1 469-998-7938,,653634102# United States, Dallas

Find a local number

Phone conference ID: 653 634 102#

Notice #3

Jun 11, 2024 2:57 PM

RECOMMENDATION:

The board approves the Evaluation Committee’s award ranking below for RFP 24-481-LC Construction Manager at Risk for Animal Resources and Care Facility.

1. Oelrich Construction Inc.
2. Parrish McCall Constructors, Inc.
3. D.E. Scorpio Corporation
4. Charles Perry Partners, Inc
5. Foresight Construction Group, Inc.
6. Verdex Construction, LLC
7. Wehr Constructors, Inc.

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Approve the above ranking and authorize staff to negotiate an agreement top ranked firm and with the second ranked vendor should negotiations with the top ranked vendor fail.

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

Attachments:

- [ITA 24-481 RFP CM at Risk for Animal Services Facility](#)
- [Agenda RFP 24-481-LC](#)
- [Public Meeting RFP 24-481 Construction Manager at Risk for Animal Resources and Care Facility-20240606 112916-Meeting Recording](#)
- [Meeting Minutes RFP 24-481-LC](#)

EVALUATION

PHASE 1

EVALUATORS

Name	Title	Agreement Accepted On
Greg Creel	Facilities Manager	May 10, 2024 11:02 AM
Matthew Fultz	Capital Projects Coordinator	Apr 22, 2024 1:50 PM
Julie Johnson	Director	Apr 22, 2024 8:30 AM
Danny Moore	Project Coordinator	Apr 22, 2024 2:35 PM

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Ability and Competency of the Consultant	Points Based	50 (25% of Total)

Description:

- A. Did the Consultant provide a brief statement of background, organization, and size?
- B. Does the Consultant have experience with past work of similar scope and budget?
Has the Consultant recently done this type of work for a state, or local government in the past?
- C. Does the Consultant’s workload and ability satisfy County requirements for this project?
- D. Is any of this work to be subcontracted? If so, what are the abilities of the firm(s) to be subcontracted?

Based on questions above, award points as follows:

- A. 21-30 points - Exceptional Experience
- B. 11-20 points - Average Experience

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C. 0-10 points - Minimal Experience

Criteria	Scoring Method	Weight (Points)
Project Manager and Project Team's Competency and Qualifications	Points Based	30 (15% of Total)

Description:

- A. Was a project team identified?
- B. Do the Project Manager, Project Team and Key Staff have experience with projects comparable in size and scope?
- C. Do the Project Manager, Project Team and Key Staff have experience with state or local government?
- D. Does the Project Manager have a stable job history?
- E. Is the team makeup appropriate for the project?
- F. Are there factors, such as unique abilities, which would make a noticeable (positive) impact on the project?
- G. Was a point of contact identified?
- H. Was there an alternate to the point of contact identified?
- I. Are the subcontractors, if any, identified?
- J. Does the subcontractor have experience with projects comparable in size and scope?

Based on questions above, award points as follows:

- A. If the work was acceptable, award up to ten (10) points.
- B. If the firm has not done this type of work, award zero (0) points.
- C. If the work was unacceptable, deduct up to ten (10) points and note why.

Criteria	Scoring Method	Weight (Points)
Project Understanding and Approach	Points Based	50 (25% of Total)

Description:

- A. Did the proposal indicate a thorough understanding of the project, the scope, and objectives through a concise narrative?
- B. Did the Consultant describe the approach to the provision of services as required and the specific work plan to be employed to implement it?

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- C. Is the appropriate emphasis placed on the various work tasks?
- D. Did the firm develop a workable approach to the project?
- E. Does the proposal specifically address the County's needs or is it "generic" in content?
- F. Does the proposal indicate how this project fits into the total workload of the Consultant during the project period?

Based on questions above, award points as follows:

- A. If the work was acceptable, award up to twenty-five (25) points.
- B. If the firm has not done this type of work, award zero (0) points.
- C. If the work was unacceptable, deduct up to ten (10) points and note why.

Criteria	Scoring Method	Weight (Points)
Ability to meet Project Schedule and Budget Requirements	Points Based	30 (15% of Total)

Description:

- A. Did Consultant provide a draft project schedule that includes: milestones, individual tasks and major deliverable deadlines?
- B. Is the draft project schedule reasonable based on quantity of personnel assigned to the project?
- C. Did the Consultant provide the Project Manager, Project Team, and Key Staff's percentage of involvement, tasks and/or hours assigned?
- D. Are the hours assigned to the various team members for each task appropriate?
- E. Is the pricing provided reasonable for the project's tasks?
- F. Is the pricing in line with the County's budget?
- G. Does the information contained in the proposal indicate that the firm will, or will not, meet time and budget requirement?

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

Description:

- A. Was proposal organization per the RFP? Did Consultant include a letter of interest?
- B. Was all required paperwork submitted and completed appropriately?

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- C. Did the proposal contain an excessive amount of generic boilerplate, resumes, pages per resume, photographs, etc.?

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)
Location	Points Based	10 (5% of Total)

Description:
Points Provided by Procurement.

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

Description:
Points Provided by Procurement.

AGGREGATE SCORES SUMMARY

Vendor	Greg Creel	Matthew Fultz	Julie Johnson	Danny Moore
Oelrich Construction Inc.	135	182	185	172
Parrish McCall Constructors	121	166	185	156
Scorpio.	122	170	105	160
Charles Perry Partners, Inc.	106	168	120	156
Foresight Construction Group, Inc.	105	165	120	151
Verdex Construction	110	137	115	157

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Vendor	Greg Creel	Matthew Fultz	Julie Johnson	Danny Moore
Wehr Constructors	95	156	100	146

Vendor	Total Score (Max Score 200)
Oelrich Construction Inc.	168.5
Parrish McCall Constructors	157
Scorpio.	139.25
Charles Perry Partners, Inc.	137.5
Foresight Construction Group, Inc.	135.25
Verdex Construction	129.75
Wehr Constructors	124.25

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Ability and Competency of the Consultant Points Based 50 Points (25%)	Project Manager and Project Team's Competency and Qualifications Points Based 30 Points (15%)	Project Understanding and Approach Points Based 50 Points (25%)	Ability to meet Project Schedule and Budget Requirements Points Based 30 Points (15%)
Oelrich Construction Inc.	42.3	28.8	44.8	27.8
Parrish McCall Constructors	39.3	25.3	42.5	25.5
Scorpio.	33.8	24.8	35.5	22
Charles Perry Partners, Inc.	36.5	24.5	35.5	21.3
Foresight Construction Group, Inc.	32.5	21.5	33.8	23
Verdex Construction	32	20.8	33.8	20.5
Wehr Constructors	33.8	20	33.8	22.5

Vendor	Proposal Organization Points Based 10 Points (5%)	Volume of Previous Work (VOW) awarded by the County Points Based 5 Points (2.5%)	Location Points Based 10 Points (5%)	Small Business Enterprise Participation (SBE) Points Based 15 Points (7.5%)
Oelrich Construction Inc.	10	5	10	0

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Vendor	Proposal Organization Points Based 10 Points (5%)	Volume of Previous Work (VOW) awarded by the County Points Based 5 Points (2.5%)	Location Points Based 10 Points (5%)	Small Business Enterprise Participation (SBE) Points Based 15 Points (7.5%)
Parrish McCall Constructors	9.5	5	10	0
Scorpio.	8.3	5	10	0
Charles Perry Partners, Inc.	9.8	0	10	0
Foresight Construction Group, Inc.	9.5	5	10	0
Verdex Construction	7.8	5	10	0
Wehr Constructors	9.3	5	0	0

Vendor	Total Score (Max Score 200)
Oelrich Construction Inc.	168.5
Parrish McCall Constructors	157
Scorpio.	139.25
Charles Perry Partners, Inc.	137.5
Foresight Construction Group, Inc.	135.25
Verdex Construction	129.75
Wehr Constructors	124.25