



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 25-500-LC

Public Private Partnership for Newnans Lake Watershed Restoration

RESPONSE DEADLINE: September 18, 2024 at 2:00 pm

Friday, February 7, 2025

SOLICITATION OVERVIEW

Project Title	Public Private Partnership for Newnans Lake Watershed Restoration
Project ID	RFP 25-500-LC
Project Type	Request For Proposal
Release Date	July 17, 2024
Due Date	September 18, 2024
Procurement Agent	Leira Cruz Cáliz, NIGP-CPP, CPPB, CAPM
Evaluators	
Project Description	<p>Alachua County has received an unsolicited proposal submitted under the provisions of Section 255.065, Florida Statutes, Public-Private Partnerships, for the design, finance, construction, operation and maintenance of Newnans Lake Watershed Restoration Project.</p> <p>A copy of the unsolicited proposal is attached hereto as Attachment A. Consistent with Section 255.065, Florida Statutes, Public-Private Partnerships, Alachua County has determined that the unsolicited proposal is sufficient for consideration on a preliminary basis. Pursuant to section 255.065(3)(b), Florida Statutes, the County is providing notice of its intent to consider the unsolicited proposal, and to solicit, accept and consider competing proposals for such a facility.</p> <p>Purpose: Alachua County Board of County Commissioners is seeking turnkey proposal for design and construction that meet the scope of service which include but could also contain different projects.</p>

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

EXECUTIVE SUMMARY

RFP No. RFP 25-500-LC

Public Private Partnership for Newnans Lake Watershed Restoration

“proposer”) for the provision of RFP 25-500-LC Public Private Partnership for Newnans Lake Watershed Restoration.

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](#).

Alachua County has received an unsolicited proposal submitted under the provisions of Section 255.065, Florida Statutes, Public-Private Partnerships, for the design, finance, construction, operation and maintenance of Newnans Lake Watershed Restoration Project.

A copy of the unsolicited proposal is attached hereto as **Attachment A**. Consistent with Section 255.065, Florida Statutes, Public-Private Partnerships, Alachua County has determined that the unsolicited proposal is sufficient for consideration on a preliminary basis. Pursuant to section 255.065(3)(b), Florida Statutes, the County is providing notice of its intent to consider the unsolicited proposal, and to solicit, accept and consider competing proposals for such a facility.

Purpose: Alachua County Board of County Commissioners is seeking turnkey proposal for design and construction that meet the scope of service which include but could also contain different projects.

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:

Environmental Protection

Timeline

Solicitation Release Date	July 17, 2024
Question Submission Deadline	September 8, 2024, 12:01am
Solicitation Submission Deadline	September 18, 2024, 2:00pm

<p>Solicitation Opening – Teams Meeting</p>	<p>September 18, 2024, 2:00pm 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>
----------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SOLICITATION STATUS HISTORY

Date	Changed To	Changed By
Jun 7, 2024 8:41 AM	Draft	Leira Cruz Cáliz, NIGP-CPP, CPPB
Jun 12, 2024 10:06 AM	Review	Leira Cruz Cáliz, NIGP-CPP, CPPB
Jul 17, 2024 2:29 PM	Final	Leira Cruz Cáliz, NIGP-CPP, CPPB
Jul 17, 2024 2:29 PM	Post Pending	Leira Cruz Cáliz, NIGP-CPP, CPPB
Jul 17, 2024 2:30 PM	Open	Leira Cruz Cáliz, NIGP-CPP, CPPB
Sep 18, 2024 2:00 PM	Pending	OpenGov Bot
Sep 18, 2024 2:38 PM	Evaluation	Leira Cruz Cáliz, NIGP-CPP, CPPB

PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
No Bid	Fisher Scientific	John Bailey john.bailey@thermofisher.com	Aug 20, 2024 12:55 AM
No Bid	Hach Company	Alyssa Prill bids@hach.com (800) 227-4224 Ext: 2070	Jul 17, 2024 3:09 PM
No Bid	Patterson Veterinary	Gregory Pounds pvs.orders.gov- institute@pattersonvet.com	Jul 19, 2024 11:13 AM

PRICING RESPONSES

QUESTIONS AND ANSWERS

Approved, Unanswered Questions

Approved, Answers Provided

1. Prime

Aug 6, 2024 8:49 AM

Question: Is the expectation for the engineering firm to prime or should an architectural services prime?

Aug 6, 2024 8:49 AM

Answered by Stacie Greco: Thank you. We anticipate an engineering firm being the prime on this project.

Aug 6, 2024 10:48 AM

2. Services

Aug 6, 2024 8:49 AM

Question: What services are anticipated for this project? Do you anticipate architectural services?

Aug 6, 2024 8:49 AM

Answered by Stacie Greco: This project will include identifying, designing, and implementing projects in the watershed to reduce nutrient pollution. We do not anticipate architectural services, however we could see a Landscape Architect potentially being involved.

Aug 6, 2024 10:48 AM

3. Public Input

Aug 9, 2024 3:08 PM

Question: Is the County planning charettes as described in Section 3 to solicit feedback on the project?

Aug 9, 2024 3:08 PM

Answered by Stacie Greco: We are not planning charettes as part of the RFP. At some point in the project, it may be necessary to have stakeholder meetings to solicit feedback on the project.

Aug 16, 2024 8:01 AM

4. Cost-Effectiveness

Aug 9, 2024 3:08 PM

Question: Will this project be evaluated for cost-effectiveness? If so, what cost per pound for phosphorus and nitrogen will be used to determine cost-effectiveness?

Aug 9, 2024 3:08 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: No. The Evaluation Criteria is posted in Section 5 of this RFP.

Aug 16, 2024 8:12 AM

5. Project Structure

Aug 9, 2024 3:09 PM

Question: The solicitation is unclear on whether this project be pay-for-performance (Section 3.1 Paragraph 2) or have construction grant funded (Section 3.1, Paragraph 1)? If pay-for-performance, what will be the cost per pound paid for phosphorus and nitrogen removed as a part of the project?

Aug 9, 2024 3:09 PM

Answered by Stacie Greco: Alachua County does not have enough funding to plan, permit, construct, and maintain this project without external funding. During contract negotiation, a price per pound will be agreed upon.

Aug 16, 2024 8:02 AM

6. Communication

Aug 9, 2024 3:10 PM

Question: The use of publicly-owned properties appears to be allowed as part of this solicitation. If County property is proposed for use are negotiations with County staff allowed during this solicitation process, or are all staff subject to a cone-of-silence as with typical competitive solicitation processes?

Aug 9, 2024 3:10 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: All staff is subject to the cone-of-silence during the solicitation process.

Aug 12, 2024 9:14 AM

7. Removal Calculation

Aug 9, 2024 3:10 PM

Question: Will removal be assessed at the project site, or at the lake? Upstream loads have been shown to naturally receive attenuation prior to entering the lake (e.g. 1 lb of nitrogen upstream in Little Hatchet Creek is not 1 lb at the lake, Lippincott 2015).

Aug 9, 2024 3:10 PM

Answered by Stacie Greco: It is anticipated that removal will be assessed at the project site.

Aug 16, 2024 8:02 AM

8. Alternative Projects

Aug 9, 2024 3:11 PM

Question: Several past projects completed for the County have made project recommendations to reduce nutrient loading (Lippincott 2015, ECT 2017, ECT 2018, WSI 2020). Has consideration been given to using available funds to implement these projects rather than the unsolicited proposal?

Aug 9, 2024 3:11 PM

Answered by Stacie Greco: The County is open to all proposals that meet the reduction goals as outlined in the RFP.

Aug 16, 2024 8:02 AM

9. Funding Requirements

Aug 9, 2024 3:11 PM

Question: Is it the County's intent to move forward with the unsolicited proposal in the event that no other submissions are made, or can FDEP-allocated funds be used for a different project?

Aug 9, 2024 3:11 PM

Answered by Stacie Greco: The County will review all submissions. If no additional submissions are received, we will begin contract negotiations on the unsolicited proposal.

Aug 16, 2024 8:03 AM

10. Additional Information Request

Sep 4, 2024 1:53 PM

Question: Can a site visit be provided of the existing Alachua County Land that is proposed for the project? Under the most recent unsolicited proposal law update (s 255.065, F.S.) workshops were added to the process. Will a workshop(s) be scheduled before or after proposals are accepted by the County? We believe we have a reasonable solution to submit, and will be able to submit the complete solution with an additional 30 days if the County is amenable to extending the deadline for proposals.

Sep 4, 2024 1:53 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: A site visit will not be provided. There are no plans for a workshop and the deadline will not be extended.

Sep 9, 2024 8:52 AM

ADDENDA & NOTICES

ADDENDA ISSUED:

Addendum #1

Jul 19, 2024 7:55 AM

Please use the [See What Changed](#) link to view all the changes made by this addendum.

ADDENDA ACKNOWLEDGEMENTS:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
----------	-----------	--------------	--------------

NOTICES ISSUED:

Notice #1

Sep 18, 2024 3:58 PM

See attached bid tabulation for Bid Tabulation RFP 25-500-LC Public Private Partnership for Newnans Lake Watershed Restoration

Attachments:

· [BT RFP 25-500-LC](#)

EVALUATION

PHASE 1

EVALUATORS

Name	Title	Agreement Accepted On
------	-------	-----------------------

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Professional Qualifications	Points Based	30 (30% of Total)

Description:

Criteria	Scoring Method	Weight (Points)
General Business Terms	Points Based	25 (25% of Total)

Description:

Criteria	Scoring Method	Weight (Points)
Innovative Design Techniques or Cost-Reduction Terms	Points Based	15 (15% of Total)

Description:

Criteria	Scoring Method	Weight (Points)
Project Understanding and Approach	Points Based	25 (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 firm develop a workable approach to the project?
- C. Does the proposal specifically address the County's needs or is it "generic" in content?

Criteria	Scoring Method	Weight (Points)
Community Benefit	Points Based	5 (5% of Total)

Description:

AGGREGATE SCORES SUMMARY

Vendor	Total Score (Max Score 100)
--------	--------------------------------

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Total Score (Max Score 100)
--------	--------------------------------

INDIVIDUAL PROPOSAL SCORES