SUBJECT: **DESIGN-BUILD SERVICES RFP FOR NEW FIRE STATION NO. 63**

BID # **CDB-0620-19** OPEN DATE: **2019-09-11**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT:
CONSTRUCTION – DESIGN/BUILD- REQUEST FOR QUALIFICATIONS

AGENCY: **DEPARTMENT OF PUBLIC WORKS**

BASIS OF AWARD: **EVALUATION CRITERIA**

NUMBER OF BIDS INVITED: 5 NUMBER RECEIVED: 1 OTHER: 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

Subject bid was approved on 09/19/19 to proceed with evaluation of one response received from ACON Construction Co., Inc; Award to proceed to Interview/Presentations was approved on 10/17/19; Interviews was held on 10/24/19 to complete final scores.

Recommend approval of award to ACON Construction Co., Inc., as the lowest priced Design Build Firm per RFP for Design/Build Services for New Fire Station No. 63, in the amount of $3,277,000.00.

1) ACON Construction Co. Inc- 116.00

This award is to be funded by account(s): FRCP32EFS-069505-FR0040-01- $2,455,887.16; FRCP32EFS-06505-FR0040-01- $821,112.84 to be executed by formal contract through Office of General Counsel.

Attachments: Recommendation Memo, Scoring Matrix, Bid Tabulation, JSEB Letter, Section 2.6, Previous Award(s)

BUYER Marilyn Laidler
MARILYN LAIDLER

RESPECTFULLY SUBMITTED
GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: **Robin G. Smith, P.E., Chief, Engineering & Construction Management/ Keith Powers, Director, Fire and Rescue Department**

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING_____ MEMBERS DISAPPROVING_____ DATE:_____

_____ _____ OTHER_____

_____ _____

_____ _____

_____ _____

_____ _____

ACTION OF AWARDING AUTHORITY DATE _____

APPROVED_____ DISAPPROVED: _____

OTHER: _____

SIGNATURE OF AUTHENTICATION _____

City of Jacksonville, Florida

Lenny Curry, Mayor

Department of Public Works
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, FL 32202
(904) 255-8762
www.coj.net

ONE CITY ONE JACKSONVILLE.

November 5, 2019

TO: Gregory W. Pease
Chief of Procurement

THRU: John P. Pappas, P.E.
Director

FROM: Robin G. Smith, PE
Chief, Engineering & Construction Management

Keith Powers
Interim Director of Fire and Rescue

SUBJECT: CDB-0620-19 – RFP Design/Build Services for New Fire Station No. 63
Acon Construction Co., Inc.

The bid for CDB-0620-19 has been reviewed by the Department of Public Works for accuracy. It has also been as been reviewed by the EBO Office who has determined that the bidder is in compliance with the 20% minority participation requirements established for this project. In addition, Public Works has confirmed through www.myfloridalicense.com the appropriate licenses for this contractor and listed subcontractors, if applicable.

Accordingly, this is to recommend award for RFP Design/Build Services for New Fire Station No. 63 to Acon Construction Co., Inc., 3653 Regent Boulevard, Suite 401, Jacksonville, FL 32224 for GMP amount of $3,277,000.00.

Funding for this project should be encumbered by contract as follows:

ACCOUNT NO.	ENCUMBERED AMOUNT
FRCP32EFS-069505-FR0040-01	$2,455,887.16
FRCP32EFS- 06505-FR0040-01	$821,112.84
TOTAL	$3,277,000.00

11/6/19

RGS/lw

Attachments

cc: Lori West, PW Contract Specialist, Engineering and Construction Management
Maria Williams, P.E., Engineer Manager, Engineering and Construction Management

ab

Bid: CDB-0620-19 RFP DESIGN BUILD SERVICES FOR NEW FIRE STATION NO. 63

Contractor Names		COMPLIANCE WITH DESIGN CRITERIA PACKAGE (INCLUDING EXPLANATION OR DEMOSTRATION OF APPROACH AND UNDERSTANDING OF THE PROJECT)	QUALIFICATIONS (INCULDING EXPLANATION OR DEMOSTRATION OF AVAILABILITY, PAST WORK OF THE FIRMS, INCLUDING PARTNERS OR MEMBERS)	BONDING, INSURANCE AND FINANCIAL CAPCITY	PROJECT SCHEDULE AND ABILITY TO PROVIDE DESIGN-BUILD SERVICES	INTERVIEW/PRESENTATIONS	TOTAL POINTS	Average
Acon Construction Co. Inc	Keith Powers	23	18	23	20	27	111	**116.00**
	Bill Joyce	23	20	25	23	30	121	

INTERVIEW/PRESENTATIONS

Reviewer #1

TITLE:	RFP DESIGN BUILD SERVICES FOR NEW FIRE STATION NO. 63		ACON CONSTRUCTION CO. INC.
BID NO.	CDB-0620-19 (PW)		
PRESENTATIONS:	OCTOBER 24, 2019 @ 1:30 PM		
BUYER:	MARILYN LAIDLER, PURCHASING ANALYST		

ITEM	DESCRIPTION	POINTS	
	INTERVIEWS/PRESENTATION		
	OVERALL PRESENTATIONS REGARDING QUALIFICATIONS	10	10
	APPROACH TO AND SCHEDULE FOR THE PROJECT	10	8
	PROJECT ORGANIZATION DEVELOPMENT DOCUMENTS AND ABILITY TO FURNISH THE REQUIRED DESIGN BUILD SERVICES FOR FIRE STATION #63	10	9
	TOTAL POINTS	30	27

EVALUATION CRITERIA

TITLE: RFP DESIGN BUILD SERVICES FOR NEW FIRE STATION NO. 63

BID NO. CDB-0620-19 (PW)

OPEN DATE: SEPTEMBER 11, 2019 @ 2:00 PM

BUYER: MARILYN LAIDLER, PURCHASING ANALYST

ITEM	DESCRIPTION	POINTS			
	SOQ RESPONSE (PART 1)				
3.1	COMPLIANCE WITH DESIGN CRITERIA PACKAGE (INCLUDING EXPLANATION OR DEMOSTRATION OF APPROACH AND UNDERSTANDING OF THE PROJECT).	25	23		
3.2	QUALIFICATIONS (INCLUDING EXPLANATION OR DEMOSTRATION OF AVAILABILITY, PAST WORK OF THE FIRMS, INCLUDING PARTNERS OR MEMBERS).	25	18		
3.3	BONDING, INSURANCE AND FINANCIAL CAPACITY	25	23		
3.4	PROJECT SCHEDULE AND ABILITY TO PROVIDE DESIGN-BUILD SERVICES	25	20		
3.5	INTERVIEWS/PRESENTATION	30			
	TOTAL POINTS	130	84		

Reviewer #1

INTERVIEW/PRESENTATIONS

Bill Joyce Bill Joyce

TITLE:	RFP DESIGN BUILD SERVICES FOR NEW FIRE STATION NO. 63		ACON CONSTRUCTION CO. INC.
BID NO.	CDB-0620-19 (PW)		
PRESENTATIONS:	OCTOBER 24, 2019 @ 1:30 PM		
BUYER:	MARILYN LAIDLER, PURCHASING ANALYST		
ITEM	DESCRIPTION	POINTS	
	INTERVIEWS/PRESENTATION		
	OVERALL PRESENTATIONS REGARDING QUALIFICATIONS	10	10
	APPROACH TO AND SCHEDULE FOR THE PROJECT	10	10
	PROJECT ORGANIZATION DEVELOPMENT DOCUMENTS AND ABILITY TO FURNISH THE REQUIRED DESIGN BUILD SERVICES FOR FIRE STATION #63	10	10
	TOTAL POINTS	30	30

Reviewer #2

EVALUATION CRITERIA

TITLE:	RFP DESIGN BUILD SERVICES FOR NEW FIRE STATION NO. 63
BID NO.	CDB-0620-19 (PW)
OPEN DATE:	SEPTEMBER 11, 2019 @ 2:00 PM
BUYER:	MARILYN LAIDLER, PURCHASING ANALYST
GRADER:	Bill JOYCE

ITEM	DESCRIPTION	MAX POINTS	POINTS EARNED
	SOQ RESPONSE (PART 1)		
3.1	COMPLIANCE WITH DESIGN CRITERIA PACKAGE (INCLUDING EXPLANATION OR DEMOSTRATION OF APPROACH AND UNDERSTANDING OF THE PROJECT).	25	23
3.2	QUALIFICATIONS (INCLUDING EXPLANATION OR DEMOSTRATION OF AVAILABILITY, PAST WORK OF THE FIRMS, INCLUDING PARTNERS OR MEMBERS).	25	20
3.3	BONDING, INSURANCE AND FINANCIAL CAPACITY	25	25
3.4	PROJECT SCHEDULE AND ABILITY TO PROVIDE DESIGN-BUILD SERVICES	25	23
3.5	INTERVIEWS/PRESENTATION	30	
	TOTAL POINTS	130	91

Reviewer 2

PRICING ONLY

TITLE:	RFP DESIGN BUILD SERVICES FOR NEW FIRE STATION NO. 63		
BID NO.	CDB-0620-19 (PW)	ACON CONSTRUCTION CO., INC	
OPEN DATE:	OCTOBER 30, 2019 @ 2:00 PM		
BUYER:	MARILYN LAIDLER, PURCHASING ANALYST		
ITEM	DESCRIPTION		
	TOTAL LUMP SUM BASE BID	$ 3,229,000.00	
	CALENDAR DAYS	450	
	BID ADDITIVE ALTERNATE #1	$ 48,000.00	
	TOTAL BASE BID AND ADDITIVE ALTERNATE #1	$ 3,277,000.00	
	CONFLICT OF INTEREST:	YES	
	JSEB PARTICIPATION:	YES	
	BID BOND:	YES	
	ADDENDUM(S) (1,2)	YES	

Department of Finance and Administration
Procurement Division

CITY OF JACKSONVILLE

November 1, 2019

To: Gregory A. Pease, Chief
Procurement Division

From: Aileen Cruz, Business Analyst
Jacksonville Small & Emerging Business Office (JSEB) & Contract Compliance Office

Re: **CDB-0620-19 Design Build Services for New Fire Station No. 63-Revised**

The Equal Business Opportunity (EBO) Office has reviewed the low bidder/proposer for compliance with the Jacksonville Small and Emerging Business (JSEB) program. The successful low bidder/proposer, **ACON Construction Co., Inc.** does meet the JSEB criteria for this project. The low bidder/proposer's price for the subject project was **$ 3,277,000.00** and the goal is **5%**. Based upon review of the JSEB schedule of work, the letters of intent, and the areas of certification, the lowest bidders/proposers, meet the goal by utilizing **22%** participation to the following JSEBs:

A Plus Construction	$ 710,000.00

Our review efforts are documented and available upon request. Please let us know if you have any questions or concerns. I can be reached at (904) 255-8828.

cc: Marilyn Laidler
Rose Nettles

2.6 **Award of Design-Build Contract.**

A. The process for contract award is set forth in Section 287.055, Florida Statutes, and Jacksonville Ordinance Code Chapter 126, Part 7. Generally, City will evaluate, select and rank, based on the highest to lowest evaluation score, Design-Build Firms determined based on the evaluation to the most qualified and advantageous to the City. Interviews will be conducted as part of the evaluation process as set forth in the evaluation criteria. The relative importance (i.e., maximum scoring points) assigned to the Evaluation Criteria is set forth on Attachment B.

B. Once the City has ranked the Firms, the City will open the sealed Pricing Proposal of the three top ranked DB Firms. Based upon the Pricing Proposal only, the City will again rank the Firms with the lowest priced DB Firm ranked first, second lowest ranked second and so on. The price shall be established based upon the Bid Price Proposal as described on FORM 1 "Bid Price Proposal Form". Once the price rankings are completed, the CSPEC will forward their recommendation of rankings (first, second, and third ranked DB Firms) to the Mayor's Office for approval.

C. The City may make an award within sixty (60) days after the date of the Responses are due, during which period the Responses shall remain firm and shall not be withdrawn. Any Response that expresses a shorter duration may, in City's sole discretion, be accepted or rejected. If award is not made within sixty (60) days, the Response shall remain firm until either the Contract is awarded or City receives from Contractor written notice that the Response is withdrawn. [Note: Withdrawal of a Response may be requested within 72 hours (excluding State holidays, Saturdays and Sundays) after the date and time Responses are due. City will not accept an amended Response after the date and time Responses are due.]

D. Except as may otherwise be expressly set forth in the RFP, City intends to award one contract, but reserves the right to enter into a contract with multiple Contractors or to reject all Responses.

E. Based on the evaluation results, City shall electronically post a notice of intended award at City's website. Please contact the Contact Person if you are uncertain of City's website address or if you experience problems accessing it. Any person who is adversely affected by the decision shall file with City a notice of protest in accordance with the Protest provisions of the RFP. City does not intend to provide tabulations or notices of award by telephone.

2.7 **Terms of Agreement.** After award to the successful Contractor, City and Contractor will promptly enter into a written agreement (the "Contract") incorporating the terms of the RFP, the successful Response, and other terms and conditions as may be agreed to between the parties. To the extent the Response contains exceptions to or modifications of the RFP, such exceptions or modifications are stricken unless City affirmatively accepts the exceptions or modifications in the Contract. The Contract will be substantially in the form set forth in Form 5 to the RFP, subject to additional modifications required by the City's Office of General Counsel to further the City's purpose of this RFP. City will not be obligated to pay Contractor for the RFP services until the Contract is signed by both parties. City retains the right to reject all bids and/or amend its notice of award at any time prior to the full execution of the Contract.

If Design-Builder fails to perform the Services as agreed, City reserves the right to (i) issue a new solicitation for the Services; (ii) reopen the RFP for the purpose of awarding a second contract to another Bidder in accordance with the criteria and processes set forth herein; and/or (iii) take such other actions permitted by law.

2.8 **Public Meetings and Special Accommodations.** Any meetings of the RFP evaluation committee (i.e., the Competitive Sealed Proposal Evaluation Committee or Technical Review Committee) shall be noticed on City's website and shall comply with Florida's Open Meetings Laws. Please contact the Contact Person if you are uncertain of City's website address or if you experience problems accessing it. Persons requiring a special accommodation because of a disability should contact the

SUBJECT: **DESIGN-BUILD SERVICES RFP FOR NEW FIRE STATION NO. 63**

BID # **CDB-0620-19** OPEN DATE: **2019-09-11**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT:
CONSTRUCTION – DESIGN/BUILD- REQUEST FOR QUALIFICATIONS

AGENCY: **DEPARTMENT OF PUBLIC WORKS**

BASIS OF AWARD: **EVALUATION CRITERIA**

NUMBER OF BIDS INVITED: 5 NUMBER RECEIVED: 1 OTHER: 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

Subject bid was approved on 09/19/19 to proceed with evaluation of one response received from ACON Construction Co., Inc.

The one proposal received for evaluation was found to be responsive, interested, qualified and available to provide the services required by the RFP.

1) ACON Construction Co. Inc- 87.50

Pursuant to Section 2.6 – Award of Contract of the RFP, recommend approval to move forward to presentation/interviews before CSPEC.

Attachments: Recommendation Memo, Scoring Matrix, Bid Tabulation, Section 2.6, Previous Award

BUYER Marilyn Laidler
MARILYN LAIDLER

RESPECTFULLY SUBMITTED
GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: **Robin G. Smith, P.E., Chief, Engineering & Construction Management**

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 4 MEMBERS DISAPPROVING Ø DATE: 10/17/19

OTHER

ACTION OF AWARDING AUTHORITY DATE 10/17/19

MR

APPROVED ✓ BH DISAPPROVED:

OTHER:

SIGNATURE OF AUTHENTICATION

Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No: 2019-02

SUBJECT: **DESIGN BUILD SERVICES RFP FOR NEW FIRE STATION NO. 63**

BID # **CDB-0620-19**

OPEN DATE: **2019-09-11**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT:
CONSTRUCTION – DESIGN/BUILD- PRE-QUALIFICATIONS

AGENCY: **DEPARTMENT OF PUBLIC WORKS**

BASIS OF AWARD: **EVALUATION CRITERIA**

NUMBER OF BIDS INVITED: 5 NUMBER RECEIVED: 1 OTHER: 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval to proceed with evaluation of the one proposal received from ACON Construction Co., Inc. No advantage would be gained by the re-solicitation of this bid.

Attachments: Recommendation Memo(s)

ANALYST Marilyn Laidler
MARILYN LAIDLER

RESPECTFULLY SUBMITTED
GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: **Robin G. Smith, P.E., Chief, Engineering and Construction Mgmt./ Steven Riska, Deputy Division Chief of Operations, Fire Rescue Department**

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING Ø DATE: 9/19/19

OTHER

ACTION OF AWARDING AUTHORITY DATE 9/19/19

APPROVED ✓ BH DISAPPROVED:

OTHER:

SIGNATURE OF AUTHENTICATION

Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No: 2019-02

QWS3270X 11/14/2019 1:39 PM
FAML6350 V5.1 ** NW COJ FAMIS PRODUCTION ** 11/14/2019
LINK TO: ACCOUNT SUMMARY INQUIRY 1:39 PM

FISCAL MO/YEAR : 02 2020 CURRENCY CODE :
INDEX CODE : FRCP32EFS FIRE STATIONS CAPITAL PROJECTS
SUBOBJECT : 069505 DM-OTHER CONSTRUCTION COSTS
PROJECT : FR0040 FIRE STATION # 63
PROJECT DETAIL : 01 FIRE STATION # 63 NEW CONSTRUCTION
GRANT :
GRANT DETAIL :
USER CODE :

S	NOV 2019	ANNUAL BALANCE	ALL YEARS BALANCE
ESTIMATED REVENUES	.00	.00	.00
REVENUES	.00	.00	.00
UNREALIZED REVENUES	.00	.00	.00
BUDGET	.00	.00	2,677,844.57
EXPENDITURES	.00	.00	215,538.90
ENCUMBRANCES	.00	.00	6,418.51
PRE-ENCUMBRANCES	.00	.00	.00
REMAINING BALANCE	.00	.00	2,455,887.16

F1-HELP F2-SELECT F4-PRIOR F5-NEXT
F9-LINK F10-PRIOR-MO F11-NEXT-MO
G005 - PRIOR RECORD DISPLAYED

QWS3270X 11/14/2019 1:40 PM
FAML6350 V5.1 ** NW COJ FAMIS PRODUCTION ** 11/14/2019
LINK TO: ACCOUNT SUMMARY INQUIRY 1:40 PM

FISCAL MO/YEAR : 02 2020 CURRENCY CODE :
INDEX CODE : FRCP32EFS FIRE STATIONS CAPITAL PROJECTS
SUBOBJECT : 06505 OTHER CONSTRUCTION COSTS
PROJECT : FR0040 FIRE STATION # 63
PROJECT DETAIL : 01 FIRE STATION # 63 NEW CONSTRUCTION
GRANT :
GRANT DETAIL :
USER CODE :

S	NOV 2019	ANNUAL BALANCE	ALL YEARS BALANCE
ESTIMATED REVENUES	.00	.00	.00
REVENUES	.00	.00	.00
UNREALIZED REVENUES	.00	.00	.00
BUDGET	.00	2,650,000.00	2,650,000.00
EXPENDITURES	.00	.00	.00
ENCUMBRANCES	.00	.00	.00
PRE-ENCUMBRANCES	.00	.00	.00
REMAINING BALANCE	.00	2,650,000.00	2,650,000.00

F1-HELP F2-SELECT F4-PRIOR F5-NEXT
F9-LINK F10-PRIOR-MO F11-NEXT-MO
G005 - PRIOR RECORD DISPLAYED