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SUBJECT: RFQ for Design Build Services for Federally Funded Vertical/ Architectural Design Build Projects

BID #: CDB-0143-23 **OPEN DATE: 1/8/2024**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN/BUILD

AGENCY: DEPARTMENT OF PUBLIC WORKS

BASIS OF AWARD: EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 4 **NUMBER RECEIVED:** 5 **OTHER:** _

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

Public Works received and evaluated five (5) responses for the Request for Qualifications. Recommend approval to proceed with oral interviews with the top three (3) highest scoring firms listed below:

1. Baker Design Build	83.00
2. Acon Construction Co., Inc	82.00
3. Perry- McCall Construction	77.25

Attachments: Recommendation Memo, Tabulation and Scoring Matrix, Evaluation Criteria

ANALYST _____
BENJAMIN KEMP

RESPECTFULLY SUBMITTED _____
DUSTIN FREEMAN, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: Nina Sickler, P.E. Director of Public Works

(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 _____

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City of Jacksonville, Florida

Donna Deegan, Mayor

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

A NEW DAY.

March 26, 2024

TO: Dustin Freeman
Chief of Procurement

THRU: Nina Sickler, P.E.
Director of Public Works

DocuSigned by:
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FROM: Steven D. Long, Jr., P.E.
Director of Operations

DocuSigned by:
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SUBJECT: CSPEC Presentation-Request Oral Interview CDB- 0143-23
Design Build Services for Federally Funded Vertical/Architectural Design-Build Projects

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Five proposals were received from the City's Request for Qualifications for the Design-Build RFQ for Federally Funded Vertical/Architectural Design-Build Projects. The submittals have been reviewed and ranked. Based on the averaged score, the following firms are listed alphabetically. The ranking of first and second designates the order of qualification of these firms to perform the required services.

2. Acon Construction Co., Inc.
1. Baker Design Build
3. Perry-McCall Construction, Inc.

In accordance with the RFQ requirements, oral interviews are to take place in front of the Evaluation Committee and under the observation of CSPEC. We anticipate needing twenty minutes for each presentation.

The evaluation committee for this proposal is as follows:

Daryl Weinstein, Public Works Construction Project Manager
Dan Vansickle, P.E., Professional Engineer

Accordingly, we request your approval to schedule the oral interviews for CDB-0143-23.

Should you have any questions, please give me a call at 904-255-8710.

SDL/lw

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FINAL SCORING MATRIX FOR CDB-0143-23 DESIGN BUILD SERVICES FOR FEDERALLY FUNDED VERTICAL/ ARCHITECTUAL DESIGN BUILD PROJECTS

Total Points	30 Points	20 Points	20 Points	10 Points	10 Points	10 Points	10 Points	OVERALL	Rank
Vendors	EXPERIENCE & COMPETENCE IN DESIGN & CONSTRUCTION OF SIMILAR JOBS	Past Performance and Record of Professional Accomplishments	AVAILABILITY OF ADEQUATE PERSONNEL	CURRENT WORKLOAD	Overall Willingness to Meet Time and Budget Requirements	Financial Responsibility	QUALITY CONTROL PLANS	Total Points (110 max)	1 or 2
Perry McCall Construction									
DARYL WEINSTEIN	25.25	8.00	18.00	8.00	7.25	10.00	8.00	84.50	3
DANIEL VANSICKLE	25.00	12.00	5.00	10.00	3.00	10.00	5.00	70.00	
Average	**25.13**	**10.00**	**11.50**	**9.00**	**5.13**	**10.00**	**6.50**	**77.25**	
McCall Construction Management									
DARYL WEINSTEIN	24.50	9.75	18.00	6.50	7.00	1.00	5.00	71.75	5
DANIEL VANSICKLE	20.00	13.00	8.00	9.00	3.00	1.00	4.00	58.00	
Average	**22.25**	**11.38**	**13.00**	**7.75**	**5.00**	**1.00**	**4.50**	**64.88**	
ACON Construction Co., INC.									
DARYL WEINSTEIN	27.00	10.75	20.00	9.00	6.25	6.00	9.00	88.00	2
DANIEL VANSICKLE	28.00	16.00	7.00	5.00	3.00	6.00	9.00	74.00	
Average	**27.50**	**13.38**	**13.50**	**7.00**	**5.63**	**6.00**	**9.00**	**82.00**	
CC Bordea Construction									
DARYL WEINSTEIN	27.00	11.25	20.00	8.50	4.00	6.00	9.00	85.75	4
DANIEL VANSICKLE	21.00	14.00	5.00	8.00	1.00	6.00	5.00	60.00	
Average	**24.00**	**12.63**	**12.50**	**8.25**	**2.50**	**6.00**	**7.00**	**72.88**	
Baker Design Build									
DARYL WEINSTEIN	28.75	15.00	20.00	8.00	8.25	4.00	10.00	94.00	1
DANIEL VANSICKLE	25.00	18.00	7.00	8.00	4.00	4.00	6.00	72.00	
Average	**26.88**	**16.50**	**13.50**	**8.00**	**6.13**	**4.00**	**8.00**	**83.00**	

Attachment A
Response Format

To maintain comparability and facilitate the evaluation process, Responses shall be organized in the manner set forth below. Tab delineations for each of the sections would be helpful. The SOQ shall be a formal response to the RFQ from the DBF. The DBF must submit its SOQ by the time and date as shown in the RFQ Project Schedule (Section 1.16). **Each respondent will clearly indicate within the Cover Letter that your response is for the Federally Funded Vertical/Architectural Design-Build Contract.**

The SOQ shall contain no more than twenty-five (25) single-sided double-spaced 8½" by 11" pages, excluding appendices. The font style shall be Arial with a minimum font size of 11 points. A single-page cover letter will not be counted as part of the 25-page limit. A cover letter in excess of one page and any other information submitted beyond that noted in the RFQ will be counted as part of the 25-page limit. Any SOQ exceeding these formal guidelines will be rejected by the City. Provide proof of insurance, bonding capacity, and licensing. Copies of these documents may be included as appendices and will not be counted against the 25-page limit.

1) **Title Page:** Include RFQ Title, RFQ Number, Contractor's full name, address, phone number.

2) **Cover Letter:** Include the following:

   - Date of Letter.
   - RFQ Title and Number.
   - Contractor's full name, address and phone number.
   - Names of the persons who will be authorized to make representations for the Contractor, their titles, addresses **(including email address)** and telephone numbers.
   - Contractor's Federal Employer ID Number.
   - Acknowledgement that (i) the Response is based on the terms set forth in the RFQ and all amendments thereto posted on Buyer's website as of the date of the Response, and (ii) the Contractor will be responsible for monitoring Buyer's website for subsequent amendments and for either maintaining, amending or withdrawing the Response prior to the Response Due Date based on those subsequent amendments.
   - Signature of Authorized Representative.

3) **Required Forms.** Attach all forms identified in Section 1 or in Attachments C or F, each signed by an authorized representative. The forms that are required include:

   - All issued addenda (if applicable). Addenda must be signed and dated.
   - Form 1- Conflict of Interest Certificate
   - Form 2 – Proposal Bonds
   - Form 6 – Lobbying (Federal Form)
   - Attachment C – Equal Business Opportunity Program Forms
   - Attachment H – Ex- Offenders Form

4) **Proof of Minimum Requirements.** Responses will ONLY be accepted from companies meeting the minimum requirements in Section 1 of the RFQ. Contractor must provide clear documentation that they meet the minimum requirements.

5) **Statement of Qualifications.** This portion of the Response will be used to provide the information Buyer needs to evaluate how well the Contractor meets the criteria listed in Attachment B – Evaluation Criteria. Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the Response as non-responsive. **Please divide this portion of the Response into subsections that correspond to each of the listed criteria.**

Attachment B
Evaluation Matrix

Upon approval of the ranking of DBF responses under each category, the City shall conduct oral interviews for the three top ranked firms in accordance with Section 287.055, F.S. The QES will again serve as the selection committee under the auspices of CSPEC. The three top-ranked Design-Build Firms shall also be scheduled to make presentations before CSPEC, in its sole discretion, regarding their qualifications, organization, development documents, and ability to furnish the required design-build services in accordance with Section 287.055, F.S. and Chapter 126, Part 7.

At the conclusion of the ranking process, the City intends to select the top-ranked DBF as specified within this RFQ. The City intends to contract with the top-ranked DBF.

The City reserves its right to terminate the design build solicitation for any proposed project and transfer it for execution through the design-bid-build delivery method.

A DBF selected to receive a DCP for a specific project shall be required to retain all employees, consultants, sub-consultants, contractors, sub-contractors, and suppliers necessary for the proper execution of the project as it has been listed in the DBF SOQ submitted in response to this solicitation unless otherwise agreed between the parties and approved by the City.

EVALUATION CRITERIA:

I. **EXPERIENCE, COMPETENCE IN, AND APPROACH TO SIMILAR DESIGN-BUILD PROJECTS (ABILITY OF PROFESSIONAL PERSONNEL). (30 Point Value)**
Provide concise information pertaining to professional qualifications, experience, and competence of the Design Build Team or individual firms of the Design Build Team as follows:

1. Identify the lead organization and primary members of the Design Build Team. Name the DBF with whom the City will be contracting and identify if this will be a partnership, corporation, joint venture, etc.
2. Provide an organizational chart of the DBF team describing the role and responsibilities of each team member. Identify all team members that are pre-qualified by the City as a Jacksonville Small Emerging Business.
3. Provide proof of insurance and bonding capacity adequate to complete projects. (Appendix item)
4. Provide proof of licensing including occupational license tax for all business entities and individual professional members of the DBF team. (Appendix item)
5. The DBF team must include at a minimum the following Key Individuals in order for the SOQ to be deemed technically responsive. Identify the Key Individuals and the business entities (firms) by which those individuals are employed. Provide a clear definition of the role and responsibility of each Key Individual relative to the member firm.
   i. Project Principal - The Project Principal (Director) shall be the primary person in charge of and responsible for delivery of the Project in accordance with the Design Build Contract requirements. The Project Principal must have full authority to make the final decisions on behalf of the DBF and have responsibility for communicating these decisions to the City of Jacksonville, Florida. The Project Principal must have at least ten (10) years of requisite experience and provide at least five representative projects.
   ii. Lead Design Professional - The Lead Design Professional shall be in charge of and responsible for all aspects of the design of the Project and shall be a Florida Registered Engineer or Architect or Landscape Architect. The Lead Design Professional shall have a minimum of ten (10) years of post-registration experience in design of similar public or private facility projects, including five (5) years of supervisory experience. The Lead Design Professional shall have coordination and project management responsibilities over the Project Design Team.
   iii. Specialty Design Engineer, Architect, and Landscape Architect - The Specialty Design Engineers such as Civil, Traffic, Drainage, Structural, Electrical, as well as any other necessary design professional shall comprise the Project Design Team and be responsible for preparation of

construction drawings, calculations and specifications in their respective specialty. Each Specialty Engineer and other design professional shall be licensed in the State of Florida with at least five (5) years of post-registration design experience. Each design professional shall provide at least five representative projects.

iv. Construction Manager – The Construction Manager shall report directly to the Project Principal and shall be responsible for the overall coordination of projects at each location including participation in the design and primary on-site responsibility for construction. The Construction Manager shall have at least five years' experience in this role and provide at least five representative projects while serving as a Construction Manager or Site Superintendent.

v. Design Quality Control Manager – The Design Quality Control Manager shall be responsible for assuring that the design of each project is in compliance with the requirements of the Design Build Contract. The Design Quality Control Manager shall be a Professional Engineer, Registered Architect, or Registered Landscape Architect licensed in the State of Florida and shall report directly to the Project Principal. The Design Quality Control Manager shall have at least 10 years of post-registration experience in design and construction. The Design Quality Control Manager will provide at least three (3) examples of requisite experience in this role.

vi. Construction Quality Control Manager – The Construction Quality Control Manager shall be responsible for assuring that all workmanship and materials are in compliance with the Design Build Contract Requirements. The Construction Quality Control Manager shall have at least ten (10) years of experience in building construction, utility construction, or other representative experience related to the project type offering. The Construction Quality Control Manager will provide at least three (3) examples or requisite experience in this role.

6. All members and personnel of the Design Build Project Team shall hold licenses required for performing work on a specific project under the State of Florida or the City of Jacksonville law and ordinances including occupational tax licenses.
7. Provide information demonstrating that the DBF personnel possess the required minimum qualifications specified in Item 5.
8. Design Build Firm's design team shall have the necessary equipment and personnel to provide the design plans and specifications in a timely manner.
9. Provide one-page resumes of the Key Individuals and other personnel that the Design Builder considers critical to the successful completion of the Project including all team members discussed above in the appendix.
10. Modification to the Design Build Firm's Team or Key Individuals and other personnel listed above is discouraged. The City will not approve requests for modification without justification. Examples of justification include changes in employment status, bankruptcy, inability to perform, organizational conflict of interest, or death of a team member. Replacement team members must be submitted to the City for approval demonstrating equivalent experience to the individual being replaced.
11. For the Project Principal, Lead Design Engineer, and Construction Manager compose a list of projects that they managed in the past. Each list shall consist of a brief description of the projects managed by each of them, name of the owner the work was performed for, the owner's representative's telephone number, total construction cost, duration of construction, and any unusual features.

i. **PAST PERFORMANCE AND RECORD OF PROFESSIONAL ACCOMPLISHMENTS (20 Point Value).**

Provide concise information describing:

1. For the DBF including the Design Build team, provide information demonstrating the firm's qualifications for performing work included in this RFQ. The information shall consist of a list of project experience in the past five (5) years, including year(s) of design and/or construction experience. Provide a separate list of design and construction projects performed by members of the DBF team for the City. (This information may be included in the appendices and will not be counted against the 25-page limit.)
2. For each project listed, provide:
   a. A brief description of the project,
   b. Name of owner for whom the work was performed,

c. Name, title, and phone numbers of owner's representatives who can verify and discuss the firm's participation in these projects.
(This information may be included in the appendices and will not be counted against the 25-page limit.)

3. Provide brief answers and explanations to the following questions:
   a. Has any member of the DBF team defaulted and/or been terminated on any project within the last (5) years?
   b. In the past five (5) years, has any member of the DBF team been suspended, debarred, disqualified from bidding, or declared ineligible for work by any entity or are any such action pending against them?
   c. How many contract claims were submitted in the past five (5) years by members of the DBF team and how were they resolved?
   d. Does any member of the DBF team have active projects that are behind schedule? If so, why are the projects behind schedule?
   e. Has any member of the DBF team been assessed erosion and sediment control violations and/or fines within the last five (5) years?
   f. Within the last five (5) years, how many projects were constructed by the Design Builder's team that were completed three (3) or more months before the target completion date of these projects? Provide details.
4. Provide the current National Council on Compensation Insurance (NCCI) Experience Modification Rate (EMR) for each DBF team member and all major sub-contractors. Note that the minimum acceptable EMR rating cannot exceed 1.0. If the EMR rating submitted is more than 1.0, the respondent will be regarded as nonresponsive.
5. Provide DBF safety goals for the Project.

III. AVAILABILITY OF ADEQUATE PERSONNEL, EQUIPMENT, AND FACILITIES (20 Point Value).

Provide concise information pertaining to the DBF team's ability to provide adequate personnel, equipment, and facilities in order to provide required design, construction, and quality control services for the Project:

1. Provide the Team Organizational Chart listing available personnel, equipment, and facilities in the design, construction, and quality control activities.
2. Demonstrate the team's ability to commit necessary resources to successfully complete the Project.
3. Demonstrate project team's leadership capability and relevant management experience for the design, construction, and quality control requirements of the Project.

IV. RECENT, CURRENT AND PROJECTED WORKLOAD (10 Point Value)

Provide the number and size of the projects currently being performed. Discuss past ability to deliver projects on a timely basis under similar current workload conditions.

V. OVERALL WILLINGNESS TO MEET BOTH TIME AND BUDGET REQUIREMENTS FOR THE PROJECTS (10 Point Value).

In an effort to remain consistent with Chapter 287, Florida Statutes, responding to this evaluation criterion necessitates that a proposer include statements and references demonstrating that the proposer met both time and budget requirements on projects of similar size and scope that were completed by the proposer within the past three years and that the proposer is meeting both time and budget requirements on projects of similar size and scope that are currently being performed by the proposer ("Reference Projects"). As part of its response to this evaluation criterion, the proposer:

1. must submit an expressed statement of its overall willingness to meet both time and budget requirements for the project in question; and
2. should submit, without limitation, project narratives, schedules, design and construction cost and fee summaries and owner references for any Reference Projects. Any Reference Project which has been completed or for which construction is underway will segregate and identify any design-related schedule or budget impacts. Design schedule and budget information will include both the original and the current or completed schedule and cost data.

During contract negotiations, successful proposers will be required to provide a Schedule of Proposed Rates on the forms provided as "Form 6". Such rates and costs will be used in the negotiation of fees and shall remain in effect throughout the length of the contract, except - **at the sole discretion of the City** - such rates may be adjusted when an amendment to the original agreement is being negotiated; provided any increases in rates shall not exceed actual increases In the appropriate index (CPI or PPI) for the service being provided since the date of the Original Agreement (Contract). Any allowable rate adjustments for subconsultants shall also follow this procedure.

Schedule A is provided in the RFQ for information only. **Do not return this form with your proposal.**

Proposed overhead rate is limited to 175% of direct labor. Proposed overhead rates in excess of 175% shall conform to Federal Acquisition Regulations as established by a governmental audit certified to by a Certified Public Accountant. However, under no circumstances shall the overhead rate exceed 200%. Profit rate shall only be applied to direct labor plus overhead. No mark-up or profit shall be paid on non-labor related costs, reimbursables or on services provided by subconsultants or others.

VI. FINANCIAL RESPONSIBILITY (10 Point Value)

Provide concise information pertaining to the DBF team's financial responsibility:

A. Indicate the DBF form of business, e.g., corporation, partnership, joint venture, or sole proprietor. Provide information about years in business, change in ownership, bank references, and any other information the DBF may wish to submit to allow the City to verify financial responsibility of each member of the DBF team.

B. Provide the latest DBF Dunn & Bradstreet rating, and financial statement including current balance sheet, and a bank letter indicating the status of all accounts for each principal entity in the DBF team.

C. For a joint venture, provide pertinent complete financial information for each joint venture partner.

D. Disclose any unpaid judgments in excess of $100,000.

E. Disclose any disputed or un-adjudicated claims in excess of $500,000.

F. If the DBF or a Partner in the Joint Venture requires any financial information to be held in confidence, such information shall be submitted in sealed envelopes.

G. Provide evidence that the DBF current bonding capacity is at least $6,000,000. This evidence shall be in the form of a commitment letter from a licensed bonding company (surety).

H. The DBF (and joint venture partners) shall provide a comparison of the anticipated gross monthly billings for the next twelve months for uncompleted work presently under contract, with monthly gross billings for design and construction over the past 24 months.

VII. QUALITY CONTROL PLAN (DESIGN & CONSTRUCTION) (10 Point Value)

The Quality Control Program is a critical component of the design and construction of the Project. It represents assurances to the City that the DBF is executing in accordance with the contract documents. The City will provide the quality assurance and independent testing, but the established Quality Control Program is the backbone for which the City will gauge compliance. The City shall negotiate the provisions of the acceptable Quality Control Program and finalize it prior to contract award.

Describe how the DBF proposes to incorporate the City's quality assurance requirements into his/her Quality Control Program.

The City's quality assurance requirements consist of the following elements: (a) Design Reviews by the Public Works Department, using agency, and/or design consultants hired by the City at the 30%, 60%, 90%, and 100% design completion stages or as determined by the City's PM; (b) Permits and Inspections required by local, state, and Federal regulatory agencies; (c) Reviews and Approvals by Utility Companies; (d) Submittal Reviews by the Department of Public Works or designated consultant; (e) Regular

Construction Inspections performed by the Department of Public Works or designated consultant; and (f) Construction Material Testing conducted by the City's Testing Consultant.

VIII. ORAL INTERVIEWS (30 Point Value)

The Oral Interviews will have an additional value of thirty (30) points which will be added to the DBF Score from the evaluation of the SOQ. The three top-ranked DBFs from the SOQ Evaluation Process will be scheduled for oral interviews and will be scored based on the criteria set forth in Section 2.6 of this RFQ. provided the criteria and scheduling information for the Oral Interviews. Final Ranking of the top three firms will be based upon the combination of scores combined from the SOQ Evaluation and the Evaluation of the Oral Interviews.

Qualifications	10
Approach to and Schedule for the Project	5
Project Organization	5
Development Documents	5
Ability to Furnish Required Design-Build Services	5

SOQ POINT VALUE FOR EACH EVALUATION CRITERION

The maximum number of points as shown below may be awarded by the QES of the CSPEC to the DBF based on verifiable information provided in the SOQ for each evaluation category listed and described herein. Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the Statement of Qualification as non-responsive.

The responses to each of the criterion will be evaluated relative to other responses received and awarded a score as listed in the table on the next page.

Item in Attach B	Item's Title	Maximum Number of Points
I	Experience, competence in and approach to the design and construction of various similar design-build projects	15 (Design) 15 (Constr)
II	Past professional accomplishments and performance	10 (Design) 10 (Constr)
III	Availability of adequate personnel, equipment, and facilities	10 (Design) 10 (Constr)
IV	Recent. Current, and Projected Workload	5 (Design) 5 (Constr)
V	Overall willingness to meet time and budget requirements for the projects	10
VI	Financial responsibility	10
VII	Quality control plan (design & construction)	5 (Design) 5 (Constr)
VIII	Oral Interviews	30
Maximum Score		**150**

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