SUBJECT: RFQ FOR DESIGN BUILD SERVICES FOR THE KING-SOUTEL COMMUNITY REDEVELOPMENT AREA (CRA) PROJECTS

BID #: CDB-0060-23 **OPEN DATE:** 5/24/23

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: 47 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
The City of Jacksonville entered into negotiations with Acon Construction Company, Inc., for Design Build Services for the King-Soutel Community Redevelopment Area (CRA Projects).

Recommend approval of award to Acon Construction Company, Inc. The guaranteed maximum price not-to-exceed $8,000,000.00 to implement Exhibit A and the contract rate schedule. Scope of work will be from date of executed contract through completion of construction.

Funding Source: 00111.153001.531090.000000.00000000.00000.0000000 - To be executed by formal contract through Office of General Counsel and encumbered via PO.

Attachments: Recommendation Memo, Exhibit A, Scoring Matrix, Evaluation Criteria, Previous Award(s)

ANALYST _____
BENJAMIN KEMP

RESPECTFULLY SUBMITTED _____
DUSTIN FREEMAN, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: ROBIN G. SMITH P.E. CHIEF, ENGINEERING AND CONSTRUCTION MANAGEMENT

(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

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

January 22, 2024

TO: Dustin Freeman
Chief of Procurement

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

FROM: Robin G. Smith, P.E.
Chief, Engineering and Construction Management Division

A.J. Tablada, P.E.
Professional Engineer, Engineering and Construction Management Division

SUBJECT: Fee and Contract Award CDB-0060-23
Acon Construction, Inc.
Design Build Services for the King-Soutel Community Redevelopment Area (CRA Projects)

Presentations were conducted and evaluated and approval given for the final averaged scores and ranking. The Engineering Division has negotiated with the number 1 ranked Design/Build firm selected for Design Build Services for the King-Soutel Community Redevelopment Area (CRA Projects) resulting in the attached Contract Rate Schedules, Exhibit A. Acon Construction Company, Inc. is committed to meeting the 25% JSEB participation goals established for this contract. The JSEB firms to be utilized are detailed on a separate attachment and will be used for each project amendment as applicable.

Accordingly, this is to recommend that the City of Jacksonville enter into a contract with Acon Construction Company, Inc., for Design Build Services for the King-Soutel Community Redevelopment Area (CRA Projects) that includes the attached contract Rate Schedules, Exhibit A. The Period of Service will be project completion, with a maximum indebtedness of $8,000,000.00. All other terms and conditions are as provided in CDB-0060-23.

NS/lw

Attachment: Exhibit A - Scope & Fee Summary

EXHIBIT A

Description of Services and Deliverables

4.1 Project Scope

The scope of work required of the selected DBF for this RFQ shall include, but it shall not be limited to, the Planning, Design, Permitting and Construction elements necessary for the construction of Park Improvement projects, Pedestrian/Bicycle Projects, Streetscape/Landscape projects, Lighting projects, and Landscape Maintenance projects in accordance with the requirements specified in the Design Criteria Packages prepared by the City.

All work to be done within the King-Soutel Community Redevelopment Area and in accordance with the requirements specified in the Design Criteria Package prepared by City.

A. DESIGN

Design elements of the project (drawings, engineering calculations, reports and specifications) shall cover the following:

- Providing Preliminary (60%) and Final (100%) Design Drawings and Specifications
- Providing Final Construction Contract Documents
- Obtaining all permits and approvals from government agencies and utility companies
- Providing Quality Control for the Design Phase

A DBF selected by the City for negotiating the GMP and the GCD shall provide to the City Project Manager the complete Preliminary (60%) Design at least one week before the date established for commencing the GMP & GCD negotiations.

Design Documents prepared by the DBF shall meet all technical and formal requirements of all pertinent building codes and construction standards as prescribed by the State of Florida and the City of Jacksonville laws and ordinances. All design documents shall be prepared, signed, and sealed by licensed design professionals authorized to practice architecture, landscape architecture, and engineering in the State of Florida. Minimum 2012 AutoCAD Version shall be used in the preparation of the design drawings.

In the Design Criteria Package, the City may also provide the Design Build Firm selected for preparing the TP and negotiating the GMP & GCD with the following design documents for a specific project:

- Topographical and Tree Survey Map including existing utilities
- Environmental Site Assessment Reports
- Geotechnical Exploration Reports
- Utility Availability Letters from JEA

B. PERMITTING

D. Design-Build Responsibility

The Design-Build Firm shall be responsible for survey, geotechnical investigation, design, acquisition of all permits not acquired by the City, any and all information required to modify permits acquired by the City, maintenance of traffic, erosion control, demolition, and construction on or before the Project completion date indicated in the Proposal. The Design-Build Firm will coordinate all utility relocations.

The Design-Build Firm shall be responsible for compliance with Design and Construction Criteria (Section 4.7) which sets forth requirements regarding survey, design, construction, and maintenance of traffic during construction, requirements relative to project management, scheduling, and coordination with other agencies and entities such as state and local government, utilities and the public.

The Design-Build Firm may propose changes which differ from the plans. Proposed changes must be coordinated through the City. If changes are proposed to the configuration, the Design-Build Firm shall be responsible for preparing the necessary analyses and documentation required to satisfy requirements to obtain approval of the City. The Design-Build Firm shall provide the required documentation for review and processing. The Design-Build Firm will not be compensated for any additional costs or time resulting from proposed changes.

The Design-Build Firm shall examine the Contract Documents and the site of the proposed work carefully before submitting a Proposal for the work contemplated and shall investigate the conditions to be encountered, as to the character, quality, and quantities of work to be performed and materials to be furnished and as to the requirements of all Contract Documents. Written notification of differing site conditions discovered during the design or construction phase of the Project will be given to the City Project Manager.

The Design-Build Firm shall examine boring data, where available, and make their own interpretation of the subsoil investigations and other preliminary data and shall base their bid on their own opinion of the conditions likely to be encountered. The submission of a proposal is prima facie evidence that the Design-Build Firm has made an examination as described in this provision.

The Design-Build Firm shall demonstrate good project management practices while working on this project. These include communication with the City and others as necessary, management of time and resources, and documentation.

E. City Responsibility

The City of Jacksonville will provide a detailed description, location, classification, scope, availability of funds, and other requirements for each project with the Design Criteria Package.

The City will provide contract administration, management services, construction engineering inspection services, environmental oversight, and quality acceptance reviews of all work associated with the development and preparation of the contract plans, permits, and construction of the improvements. The City will provide job specific information and/or functions as outlined in this document. The cost of project administration performed by employees or consultants of the City including, but not limited to, planning, programming, design and construction project management, construction engineering inspection, preparation of the Design Criteria Package, and other administrative tasks ordinarily conducted by the City shall be excluded from the maximum cost for design and construction.

This Request for Qualifications does not commit the City to make studies or designs for the preparation of any proposal, nor to procure or contract for any articles or services.

EXHIBIT B

Form 4
Price Proposal Sheet

NAME OF CONSULTANT ACON Construction Co., Inc.

Proposal Number CDB-0060-23 Soutel/Old Kings Road CRA

SCHEDULE OF PROPOSED PRICES/RATES

1. Flat Fee (payable upon completion of project or upon completion of listed deliverables):

To be provided on Project by Project basis with the Project Specific Amendment

2. If charges are based on hours worked, the hourly direct labor rates (without Fringe Benefits) are:

Principal (Partner or Senior Officer):	$ 130.00 hr.
Project Manager (Responsible Professional):	$ 110.00 hr.
Estimator	$ 80.00 hr.
QC Manager	$ 80.00 hr.
Superintendent	$ 75.00 hr.
Admin Assistant	$ 75.00 hr.
Clerical	$ 50.00 hr.

3. Other Direct Project Costs per Unit (please specify)
To be negotiated

4. Estimated percentage of total fee to be performed by sub-contractors 35-50 %

5. Please provide any other relevant rates that may apply to this project including average direct hourly labor rates for other categories of proposed personnel

EXHIBIT B

January 5, 2024

ACON Construction Company, Inc.
Attn: Mr. Frank Anderson (fanderson@aconcci.com)
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224

Re: CDB-0060-23 – Design-Build Services for King-Soutel CRA Projects

Dear Mr. Anderson,

BGE is pleased to join your team for this important project for the City of Jacksonville. As discussed, we will be providing quality control and assurance for the team and look forward to continuing our relationship with your design and construction partners. We also believe that we can assist the ACON Team with effective coordination with the City and Regulatory Agencies should that become necessary. Our experience with the City's program and project-delivery is well suited towards our role on the quality program for this important project.

Please find attached the proposed rates as requested in the City's format. We have also provided our FDOT Audited Overhead Rate. Our Firm is pleased to join ACON Construction Company, Inc. on this important project. Please contact me for any questions.

Respectfully,

Thomas Pallin, PE
Director, BGE, Inc.

EXHIBIT B

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 14, 2023

Eric Hampton, Vice President
BGE, INC.
551 North Cattlemen Road, Suite 104
Sarasota, Florida 34232

Dear Mr. Hampton:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following types of work:

Group 2 - Project Development and Environmental (PD&E) Studies

Group 3 - Highway Design - Roadway

- 3.1 - Minor Highway Design
- 3.2 - Major Highway Design
- 3.3 - Controlled Access Highway Design

Group 4 - Highway Design - Bridges

- 4.1.1 - Miscellaneous Structures
- 4.1.2 - Minor Bridge Design

Group 6 - Traffic Engineering and Operations Studies

- 6.1 - Traffic Engineering Studies
- 6.2 - Traffic Signal Timing
- 6.3.1 - Intelligent Transportation Systems Analysis and Design

Group 7 - Traffic Operations Design

- 7.1 - Signing, Pavement Marking and Channelization
- 7.2 - Lighting
- 7.3 - Signalization

Group 13 - Planning

- 13.4 - Systems Planning
- 13.5 - Subarea/Corridor Planning
- 13.6 - Land Planning/Engineering

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OPEN DATE: 5/24/23

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KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN/BUILD

AGENCY: DEPARTMENT OF PUBLIC WORKS

BASIS OF AWARD: EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 47 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
The Evaluation Committee has completed their review of the proposals submitted for the subject RFP and recommends approval to move forward with oral interviews with the two responsive responding firms listed below in alphabetical order. The ranking of first and second designates the order of qualification of these firms.

Firm	Average Score	Ranking
Acon Construction Company, Inc.	84.00	1
Baker Consulting and Engineering, LLC dba Baker Design Group	82.75	2

Attachments: Recommendation Memo, Evaluation Matrix, Previous Award

ANALYST _____
DAVID KLAGES

RESPECTFULLY SUBMITTED _____
DUSTIN FREEMAN, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: ROBIN G. SMITH P.E. CHIEF, ENGINEERING AND CONSTRUCTION MANAGEMENT

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

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 9/7/2023

OTHER _____

ACTION OF AWARDING AUTHORITY DATE 9/7/2023

APPROVED ✓ DISAPPROVED: _____

OTHER: _____

SIGNATURE OF AUTHENTICATION _____

Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Design-Build Services for King-Soutel Community Redevelopment Area (CRA) Projects												
CDB-0049-23												
Total Points	30 Points	20 Points	15 Points	5 Points	10 Points	5 Points	10 Points	5 Points	5 Points	30 Points	OVERALL	Rank
Vendors	Experience, Competence & Approach (Similar Projects)	Past Performance and Record of Professional Accomplishments	Availability of Adequate Personnel, Equipment & Facilities	Recent, Current & Projected Workload	Overall Willingness to Meet Time and Budget Requirements	Volume of Current and Prior Work Performed for Using Agencies	Financial Responsibility	Location	Quality Control Plan	Interview	Total Points (130 max)	1 or 2
Acos Construction Co.												
Alan Tablada	28.00	18.00	10.00	5.00	10.00	1.00	4.00	5.00	5.00		86.00	1
Robin Smith	30.00	19.00	10.00	4.50	9.00	0.50	4.00	5.00	0.00		82.00	
Average	29.00	18.50	10.00	4.75	9.50	0.75	4.00	5.00	2.50		84.00	
Baker Design Build												
Alan Tablada	28.00	19.00	9.00	5.00	10.00	4.00	4.00	5.00	3.00		87.00	2
Robin Smith	30.00	16.00	8.00	4.00	8.00	3.50	4.00	5.00	0.00		78.50	
Average	29.00	17.50	8.50	4.50	9.00	3.75	4.00	5.00	1.50		82.75	

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SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
The City had previously issued this RFQ and received two proposals. In accordance with Section 126.701 of the Procurement Manual, it will not be advantageous to resolicit this bid. Request to move forward to evaluate proposals from Baker Consulting & Engineering LLC, DBA Baker Design Build and Acon Construction Company, Inc.

Attachments: Recommendation Memo, Tabulation, Evaluation Criteria

ANALYST JACLYN STAMOS

RESPECTFULLY SUBMITTED DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

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

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

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 6/8/2023

OTHER

ACTION OF AWARDING AUTHORITY DATE 6/9/23

APPROVED ✓ DISAPPROVED:

OTHER:

SIGNATURE OF AUTHENTICATION

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