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SUBJECT: CONSTRUCTION MANAGEMENT AT RISK (CMAR) SERVICES – PRECONSTRUCTION AND CONSTRUCTION SERVICES – RIVERFRONT PLAZA IMPROVEMENTS PARK & BULKHEAD

BID #: CDB-0081-23 **OPEN DATE: 7/12/23**

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: 52 **NUMBER RECEIVED:** 2 **OTHER:** 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

The City had previously issued this RFQ and received two (2) proposals. In accordance with Section 126.701 (a) (2) of the Procurement Manual, it will not be advantageous to resolicit this bid. Request to move forward to evaluate proposals from Haskell Company and Perry McCall.

Attachments: Recommendation Memo, Tabulation, and Evaluation Criteria

ANALYST _____
JACLYN STAMOS

RESPECTFULLY SUBMITTED _____
DUSTIN FREEMAN, CHIEF
PROCUREMENT DIVISION

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

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(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
www.coj.net

ONE CITY. ONE JACKSONVILLE

July 14, 2023

TO: Dustin Freeman
Chief of Procurement

FROM: Steven D. Long, Jr., P.E.
Director of Public Works

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

SUBJECT: Request to Proceed with Evaluation of Two Respondents-CDB- 0081-23
CMAR for Riverfront Plaza Improvements Park & Bulkhead

Only two proposals were received from the solicitation for the CMAR for Riverfront Plaza Improvements Park & Bulkhead. Public Works respectfully requests that we be allowed to proceed with the evaluation of the two respondents. In this bidding climate we see no advantage in the re-solicitation of this bid.

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

SDL/lw

cc: Lori West, Engineering and Construction Management

TITLE: CMAR for Riverfront Plaza Improvements- Park & Bulkhead BID NO.: CDB-0081-23 OPEN DATE: 12 July 2023 @ 2 P.M. ANALYST: JACLYN STAMOS No. Invited: (52) No. Received (2) No Bids: (0) Recorded By: Melissa Pierce Announcer: Renatta Barnett		Haskell Company	Perry McCall
Experience, Competence & Approach (similar projects)	30		
Past Performance and Record of Professional Accomplishments	20		
Ability to Provide CMAE Services	10		
Recent, Current & Projected Workload	5		
Overall Willingness to Meet Time and Budget Requirements	10		
Volume of Current and Prior Work Performed for Using Agencies	5		
Financial Responsibility	5		
Location	5		
Quality Control Plan	10		
Total Points	100		
MINIMUM REQUIREMENTS			
CONFLICT OF INTEREST		Y	Y
JSEB ENCOURAGEMENT, NOT REQUIRED		Y	N
ADDENDUM (7)		Y	Y

Attachment B- Evaluation Criteria

General:
Each CMAR Firm being considered for this Project is required to submit a written SOQ Response. The SOQ Response shall include sufficient information to enable the **City** to evaluate the qualifications and capability of the CMAR Firm to provide the Services for the Project. Those firms meeting or exceeding the SOQ Response Evaluation Criteria regarding qualifications set forth below will be deemed the most qualified firms. Award of this contract shall be in accordance with Section 2.5 and 2.6 of this RFQ.

Provide concise information pertaining to the following Evaluation Criteria in accordance with Section 255.103, F.S., and Part 7 of Chapter 126, Ordinance Code; (i) compliance with the design Criteria Package; (ii) qualifications and past performance; (iii) financial capacity; and (iv) project schedule and ability to provide CMAR services. The minimum information to be included in the SOQ Response is as follows:

Evaluation Criteria

I. Experience, competence in, and approach to similar CMAR projects
II. Past professional accomplishments and performance
III. Availability to provide CMAR services
IV. Current Workload
V. Overall willingness to meet time and budget requirements for the projects
VI. The volume of current and prior work performed for using agencies
VII. Financial responsibility
VIII. Location
IX. Quality control plan (design & construction)
X. Interviews (If requested by the City)

SOQ Response:

I. EXPERIENCE, COMPETENCE IN, AND APPROACH TO SIMILAR CMAR PROJECTS (ABILITY OF PROFESSIONAL PERSONNEL). (30 Point Value)

Provide concise information pertaining to professional qualifications, experience, and competence of the CMAR Team or individual firms of the CMAR Team as follows:

1. Identify the lead organization and primary members of the CMAR team.
2. Provide an organizational chart of the CMAR 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. The organizational chart can be on 11"x17" paper.
3. Provide proof of insurance and bonding capacity adequate to complete projects. (Appendix item)
4. Proposer shall have experience providing construction management-at-risk services for at least five (5) years under the current business name. List Forensic or Healthcare Construction Management projects that are most relevant to this project.
5. Provide proof of licensing including occupational license tax for all business entities and individual professional members of the CMAR team. Identify the Key Individuals (in order for the SOQ to be deemed technically responsive) 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. (**Appendix item**).
6. Proposer's firm has not defaulted on a contract within the past three (3) years or declared bankruptcy within the past three (3) years.
7. Proposer must be authorized to do business in the State of Florida and must possess professional service registrations, and construction licenses in accordance with applicable

statutes, regulations, and rules. Proposer must have a State of Florida Business and Professional Registration.

8. Present a plan for completing the specified work The plan should address the CMAR Contractor plan to help the City and the Designer (Gresham Smith) to achieve the goals established for the project, both in the Pre-Construction Services Phase and, the Construction Phase.
9. The CMAR Contractor plan includes providing input to the city and the Design Professional regarding constructability, sequence of construction, and any other ideas that bring value to the project. Indicate technical experience, resources, and approach (means and method) to identify potential risks that can influence cost and schedule and allow the city and the Design Professional (Gresham Smith) to eliminate or mitigate those risks.
10. The CMAR Contractor validates the City of Jacksonville budget through development of Estimated Costs (updated throughout the Pre-Construction Services Phase with a minimum of required submittals at 90%, and 100% final plans), until a final GMP agreement is reached at or before the plans are 100% complete. Indicate technical experience, resources, and approach to assist during the Pre-Construction services phase and in the development of the project plans with the following tasks:
    A. An estimate of the quantities of materials, labor, and equipment needed for construction of the project.
    B. A Baseline Progress Schedule.
    C. Advice as to the availability, cost, and capacities of materials, labor, and equipment.
    D. Risk identification and methods and innovative approaches to mitigate identified risks.
    E. Constructability Reviews, phasing and sequencing reviews, and other input.

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

List Construction Management projects completed in the last five (5) years that are most relevant to this project. Define the project scope, cost, schedule, project team members, Owner and Designer. The relevant projects are:

- Marine and Parks CMAR projects
- Projects performed by members of the CMAR team for the city.
- Experience in master planning, programming, and design/construction of Marine and Park facilities (including methodologies/technologies) and understanding of these unique facilities.
- Construction Management experience for the Jacksonville market.

This information may be included in the appendices and will not be counted against the 30-page limit.) For each project listed, provide:

1. Provide key Owner's reference information
2. Provide concise information describing:
    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 30-page limit.).

3. Provide brief answers and explanations to the following questions:
    a. Has any member of the CMAR 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 CMAR 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 CMAR team and how were they resolved?
    d. Does any member of the CMAR team have active projects that are behind schedule? If so, why

are the projects behind schedule?

e. Has any member of the CMAR 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 CMAR team that were completed three (3) or more months before the target completion date of these projects? Provide details.
g. Does any member of the CMAR Team have experience in master planning, programming, and design/construction of Marine and Park improvements and understanding of these unique facilities?

4. Provide CMAR safety goals for the Project.

III. AVAILABILITY TO PROVIDE CMAR SERVICES (10 Point Value).

A. Define type of system utilized to create and maintain project schedules. Describe how schedule is integrated with various team members, i.e., architect, subcontractors, Owner,equipment planner, and any other consultants supporting the work.

B. Explain your ability to provide cost control using historical cost analysis and list your method for utility cost analysis based upon building materials used.

C. Define your Pre-construction services program and provide sample documents.

D. Identify the process used by your firm to ensure control of project costs.

E. Explain your processes employed to prevent claims.

F. Describe your experience and receptiveness to Owner-initiated direct material purchase programs for Sales Tax Savings.

G. In list format, describe the documents that your firm maintains as part of project recordsand indicate the locations in which they are maintained for control purposes. Sample documents are not requested as a part of this proposal.

H. Describe your firm's approach to project delivery methods and ability to work as a teamand reference a specific project similar in scope, complexity, and site constraints as possible to the project.

I. Indicate which elements of work that your company will self-perform. Describe your process for assuring Owner receives fair value for this work.

J. Describe your firm's approach to status reporting for CM Projects and reference a specific project similar in scope, complexity, and site constraints as possible to the project. These page(s) will be counted in the total page count. Provide an actual sample project status report identified separately at the end of the Construction Manager's proposal and properly identified, indexed, and tabbed for ease of reading and analysis by Owner. The report will not be counted in the response page count.

K. Describe your firm's safety program, safety record, and record of any litigation involving safety issues as a contractor and/or construction manager. Detail in a specific project yourrole in Interim Life Safety and Infection Control measures during construction to ensure operational safety functions of a hospital are not compromised.

L. Describe your firm's methodology and process for bid package assignment, qualificationof sub-contractors, bid process, and managing the work. Reference a specific project.

M. Describe your method for protecting and documenting protection of existing in place construction.

N. Provide concise information pertaining to the 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. Experience in master planning, programming, and design/construction of forensic science disciplines (including methodologies/technologies) and understanding of these unique facilities will be highly considered.
   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 (see Item # 1).

IV. RECENT, CURRENT AND PROJECTED WORKLOAD (5 Point Value)

Provide the number and size of the CMAR 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 five (5) 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.

VI. THE VOLUME OF CURRENT AND PRIOR WORK PERFORMED FOR USING AGENCIES SHALL BE CONSIDERED A MINUS FACTOR. (5 Point Value)

Provide a list of on Attachment A-1 of all local government projects on which Contractor has been awarded fees during the past five (5) years. Include those projects on which the firm was awarded as a prime contractor. Such list shall include all work for the City of Jacksonville and its various "using agencies," which is defined in the Jacksonville Ordinance Code as "a department, division, office, board, agency, commission or other unit of Buyer and independent agency required by law or voluntarily requesting to utilize the services of the Procurement] Department"; and with any of Buyer's Independent Authorities"; and on projects undertaken with others that are similar in nature to the size and scope of professional services and/or work required for the project solicitation herein. If the Contractor has not performed work for any of these agencies during the past five (5) years, the response should so clearly state.

VII. FINANCIAL RESPONSIBILITY (5 Point Value)

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

A. Provide evidence that the CMAR current bonding capacity is at least $20,000,000. **A statement from CMAR is sufficient for the pre-construction services. A form of a commitment letter from a licensed bonding company (surety) will be required in the Construction phase.**
B. Indicate the CMAR 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 CMAR may wish to submit to allow the City to verify financial responsibility of each member of the CMAR team.
C. Provide the latest CMAR 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 CMAR team.
D. For a joint venture, provide pertinent complete financial information for each joint venture partner.
E. Disclose any unpaid judgments in excess of $100,000.
F. Disclose any disputed or un-adjudicated claims in excess of $500,000.
G. If the CMAR or a Partner in the Joint Venture requires any financial information to be held in confidence, such information shall be submitted in sealed envelopes.
H. The CMAR (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.

VIII. LOCATION (5 Point Value).

Document the location of CMAR corporate headquarters, which, if located in Jacksonville, Florida, no further information is required under this criterion and maximum points will be awarded. If Contractor's corporate headquarters are not located in Jacksonville, Florida, please document the location and the nature of business of Contractor's branch office(s), if any, that are located in and/or that are closest to Jacksonville, Florida, the number of employees assigned thereto and the period of continuous existence thereof. Additionally, Contractors are requested to demonstrate, define, and provide examples of their ability to provide the services contemplated herein in a manner comparable to having a local office in Jacksonville, Florida or to show that a local office is not necessary to satisfactorily perform the services required for this project, in which event maximum points may be awarded.

IX. 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 CMAR 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 CMAR proposes to incorporate 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 at the 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 Gresham Smith; (e) Regular Construction Inspections performed by the Department of Public Works or designated consultant.

X. ORAL INTERVIEWS/PRESENTATIONS Points 30

The Oral Interviews will have an additional value of thirty (30) points which will be added to the CMAR Score from the evaluation of the SOQ. The three top ranked CMARs from the SOQ Evaluation Process will be 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.

- Overall presentation regarding qualifications (10-pts),
- approach to and schedule for the project (10-pts),
- project organization development documents and ability to furnish CMAR services for the new Park and Bulkhead. (10-pts).

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 CMAR 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 below.

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 CMAR projects	30
II	Past professional accomplishments and performance	20
III	Availability to provide CMAR Services	10
IV	Current Workload	5
V	Overall willingness to meet time and budget requirements for the projects	10
VI	The volume of current and prior work performed for using agencies shall be considered a minus factor	5
VII	Financial responsibility	5
VIII	Location	5
IX	Quality control plan (design & construction)	15
X	Interview (If requested)	30
Maximum Score		**130**