



AGENDA ITEM

TITLE

Award of Contract to Charles Perry Partners, Inc., for Construction Management Services for Tax Collector Building (Contract 2021-RFP-GM/GC-015-TB; Amount: \$11,300,000)

Award of Contract to Charles Perry Partners, Inc., for Construction Management Services for Tax Collector Building (Contract 2021-RFP-GM/GC-015-TB; Amount: \$11,300,000)

BRIEF OVERVIEW

On July 27, 2022, the Procurement Department issued a Request for Proposals (2021-RFP-GM/GC-015-TB) for Construction Management Services for the Tax Collector Building. The term of the resulting contract is through project completion. The County intends to award one (1) contract to the highest-ranked proposing firm.

Three (3) proposals were received by the due date of August 31, 2022 from the following firms (in alphabetical order):

- Allstate Construction, Inc. - Tampa, FL
- Charles Perry Partners, Inc. - Oviedo, FL
- Manhattan Construction Company - Tampa, FL

A Professional Services Review Committee (PSRC) comprised of Sam Burdin, Project Manager, Tina Faulkingham Chief Deputy, Scott Herring, Director of Public Works/County Engineer, Vicki Parrott, Branch Manager, Erik van de Boogard, Construction Projects Coordinator, Courtney Volberg, Manager Motorist Services, met on September 13, 2022, to review and rank the three (3) proposals. The selection process was conducted using the guidelines set forth in Section 287.055, Florida Statutes.

The PSRC consensus scoring actions resulted in the following list of firms based on highest ranking order:

FIRM NAME	TOTAL AVG. POINTS (Max Score 50)
Manhattan Construction Company	42.50
Charles Perry Partners, Inc.	39.50
Allstate Construction, Inc.	39.33

The PSRC decided to move forward with oral presentations, conducted on September 23, 2022, with the three (3) ranked firms. The PSRC consensus scoring actions for oral presentations resulted in the following ranking order:

FIRM NAME	TOTAL AVG. POINTS (Max Score 100)
Charles Perry Partners, Inc.	89.25
Allstate Construction, Inc.	88.67
Manhattan Construction Company	79.50

As per the attached memo dated October 7, 2022, the PSRC concurs with the ranking order and recommended that contract negotiations begin with the highest-ranked firm.

FINANCIAL IMPACT

The Combined Tax Collector Annex Contracts Contract #2021-RFP-GMGC-015-TB and #2021-RFQ-AE-016-TB have total funding in the amount of \$15,000,000.00. Funding will be available from bond proceeds and various capital accounts.

LEGAL NOTE

The Board has the authority to take the recommended action pursuant to Part II, Chapter 2, Article V of the Hernando County Code of Ordinances.

RECOMMENDATION

It is recommended that the Board approve and authorize the Chairman’s signature on the attached construction project agreement for Contract No. 2021-RFP-GM/GC-015-TB with Charles Perry Partners, Inc., for construction management services for the Tax Collector’s building and authorize the Chief Procurement Officer to approve change orders as they become necessary and required against available budgets. It is further recommended for Board approval to be contingent on the completion of the land acquisition of the project site.

REVIEW PROCESS

Toni Brady	Approved	11/17/2022 11:30 AM
Pamela Hare	Approved	11/17/2022 12:11 PM
Victoria Anderson	Approved	11/17/2022 12:33 PM
Heidi Kurppe	Approved	11/17/2022 2:19 PM
Tobey Phillips	Approved	11/18/2022 8:07 AM
Jeffrey Rogers	Approved	11/18/2022 12:51 PM
Colleen Conko	Approved	11/18/2022 1:03 PM

RESULT: ADOPTED
MOVER: Jerry Campbell
SECONDER: Brian Hawkins
AYES: Allocco, Narverud, Hawkins and Campbell

RESULT: ADOPTED
MOVER: Jerry Campbell
SECONDER: Brian Hawkins
ABSENT: Champion