



## Board of County Commissioners

### AGENDA ITEM

Meeting: 09/24/2024  
Department: Procurement Department  
Prepared By: Alisa Pike  
Initiator: Carla Rossiter-Smith  
DOC ID: 14381  
Legal Request Number:  
Bid/Contract Number: 23-RFQ00466/AP

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#### TITLE

Award of Contract and Construction Project Agreement With Manhattan Construction Company, LLC, for Construction Management Services for County Fire Station Prototypes and Fire Station No. 15 (Contract 23-RFQ00466/AP)

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#### BRIEF OVERVIEW

On February 28, 2024, the Procurement Department issued a Request for Qualifications (23-RFQ00466/AP) for Construction Management Services for Fire Station Prototypes.

The resulting contract from this solicitation has been designed to allow its' use for multiple fire station prototypes; however, the term of the contract may not exceed five (5) years plus a ninety (90) day extension period if required to provide opportunity for re-bid process.

The Procurement Department placed the legal advertisement in the Hernando Sun on March 8, 2024, and the OpenGov website on February 28, 2024. The Request for Qualifications (RFQ) was sent to three thousand (3,000) matching vendors/contractors from the website. The bid document was downloaded by thirty-four (34) vendor/contractors.

Two (2) proposals were received by the due date of April 1, 2024, from the following firms (in alphabetical order):

- Manhattan Construction Company LLC - Tampa, FL
- S. Culp Enterprises d/b/a Property Services GC - Spring Hill, FL

In order to comply with the Consultants Competitive Negotiation Act (CCNA), Florida Statute 287.055(4), a third firm was selected based on their pre-qualification under Hernando County's solicitation for Contract No. 2021-RFP-GM/GC-015-TB (Construction Management Services for Tax Collector Building).

With the firm's consent, Allstate Construction was placed as third on the pre-qualified list for this solicitation.

The County's intent was to award one (1) contract to the highest-ranked proposing firm and utilize the firm's construction management services for future fire stations.

Proposals were reviewed and evaluated by the Procurement Department to determine if they were responsive and responsible. The proposals were then reviewed and evaluated by the Hernando County Procurement Selection Committee (PSC) based on conformance with the evaluation criteria provided in the solicitation and the Proposer's ability to perform the contract

in accordance with the terms, conditions and qualifications required.

A PSC comprised of Paul Hasenmeier, Fire Chief & Public Safety Director, Patrick Taylor, Deputy Fire Chief and Keith Jeppeson, Senior Project Manager, met on May 8, 2024, to review and rank the two (2) proposals. The selection process was conducted using the guidelines set forth in Section 287.055, Florida Statutes.

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

<b>FIRM NAME</b>	<b>TOTAL AVG. POINTS</b>	(Max Score 100)
Manhattan Construction Company, LLC	95.67	
S. Culp Enterprises dba Property Services GC	48.67	
Allstate Construction Firm		
(selected from pre-qualified pool of firms for rank order #3)		

As per the attached memo dated May 23, 2024, the PSC concurs with the ranking order and recommended that contract negotiations begin with the highest-ranked firm.

Negotiations began May 23, 2024, and concluded September 11, 2024, resulting in the attached contract document.

A Notice of Intent to Award the contract to Manhattan Construction Company, LLC dated September 11, 2024, was posted to the OpenGov website as well as posted to the Hernando County Administration electronic public bulletin board. No responses were received.

The Department anticipates utilizing this contract for future fire stations beginning with Fire Station No.15 which is going to be located at 2318 Spring Lake Highway in Brooksville, Florida. Currently, the projected construction cost for Fire Station No.15 is estimated at \$9.2 million. The project site is County owned.

At this time, the Department is seeking approval to:

- Award the contract to Manhattan Construction Company, LLC for construction management services for fire station prototypes.
- Approve the Pre-Construction Fee in the total amount of \$59,418 for construction management services for Fire Station No. 15.

Among other deliverables, the Pre-Construction Fee in the amount of \$59,418 would allow Manhattan Construction Company, LLC to review design concepts, develop a bid package, prepare construction cost budget estimates and present a Guaranteed Maximum Price Proposal (GMP).

The GMP proposal for Fire Station No. 15, which is going to include the Construction Manager Fee, will be brought back separately to the Board as an amendment for review and approval.

Any subsequent approvals for Construction Management Services for additional fire stations will be brought back to the Board via amendment.

The Chief Procurement Officer has reviewed this requirement for conformance to procurement Ordinance and Purchasing Policies and Procedures.

## FINANCIAL IMPACT

Funding will be available in the following accounts as a 50/50 split:

**Fund: 1661** - HC Fire Rescue-Fire, **Department: 02261** - HC Fire Rescue-Fire, **Account: 5606233** - BLDGS-HFRD, in the amount of \$29,709 CIP 101520

**Fund: 1691** - HC Fire Rescue-Rescue, **Department: 02491** - HC Fire Rescue-Rescue, **Account: 5606233** - BLDGS-HFRD, in the amount of \$29,709 CIP 101520

## 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 Chairperson's signature on the attached construction agreement for Contract No. 23-RFQ00466/AP with Manhattan Construction Company, LLC for construction management services for Hernando County Fire Station Prototypes.

It is also recommended that the Board approve the firm's Pre-Construction Fee in the total amount of \$59,418 for construction management services for Fire Station No. 15.

## REVIEW PROCESS

Erik Van De Boogaard	Approved	09/11/2024	3:48 PM
Kelly Trout	Approved	09/11/2024	4:22 PM
Patrick Taylor	Approved	09/12/2024	8:11 AM
Paul Hasenmeier	Approved	09/12/2024	9:12 AM
Tameka Thompson	Approved	09/12/2024	11:39 AM
Carla Rossiter-Smith	Approved	09/16/2024	3:44 PM
Albert Bertram	Approved	09/17/2024	4:56 PM
Pamela Hare	Approved	09/18/2024	8:58 AM
Melissa Tartaglia	Approved	09/18/2024	10:45 AM
Heidi Kurppe	Approved	09/18/2024	1:45 PM
Jeffrey Rogers	Approved	09/19/2024	8:54 AM
Colleen Conko	Approved	09/19/2024	9:01 AM