



March 4, 2024

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

FROM: Carrie Mathes, CFCM, NIGP-CPP, CPPO, C.P.M., Manager II,  
Procurement Division

CONTACT: Sara Flynn-Kramer, Manager II, Capital Projects Division  
407-836-0048

SUBJECT: Selection of Consultant, Request for Proposals Y23-824-RC, Design  
Services for Barber Park Recreation Center (LEED)

RECOMMENDATION:

Selection of one firm and two ranked alternates to provide Design Services for Orange County Barber Park Recreation Center (LEED), Request for Proposals Y23-824-RC from the following firms listed alphabetically:

- Borelli + Partners, Inc.
- KZF Design LLC dba KMF Architects
- OLC Architecture, Interiors and Aquatics

Further request Board authorization for the Procurement Division to negotiate and execute a contract provided that the contract does not exceed the budget of \$1,000,000. Further request authorization for the Procurement Division to formally terminate negotiations with the top ranked firm, if we are unable to come to a favorable negotiated agreement, and commence negotiations with the next ranked alternate, until a successful negotiation is reached.

This item was evaluated by the Procurement Committee on February 28, 2024. Commissioner Nicole Wilson was assigned to the Procurement Committee.

PROCUREMENT:

This project consists of a new recreation center and gymnasium at Barber Park. The overall project design, including site/building layout and programming, shall incorporate a preliminary energy model, crime prevention through environmental design guidelines, existing neighborhood design and character, universal design principles, building envelope protection for hurricane force winds and a backup generator, as well as LEED standards for new building construction. This project is located in District 3.

FUNDING:

Funding is available in account number 6210-1265-062-2170.

APPROVALS:

The Capital Projects and Business Development Divisions concur with this recommendation.

DISCUSSION:

Four proposals were received in response to this Request for Proposals (RFP) and were evaluated the proposals in accordance with the criteria set forth in this RFP. Little Diversified Architectural Consulting scored too low for Board consideration. The scores of the Procurement Committee are attached.

The design consultant will perform the following services:

1. Project Data/Information Gathering
2. Design Development
3. Construction Contract Documents
4. Cost Estimating
5. Bidding
6. Technical Support Services
7. Contract Administration

**Procurement Committee Meeting - February 28, 2024**  
**Y23-824-RC, Design Services for Barber Park Recreation Center (LEED)**

CRITERIA	Project Manager	Project Team	Scope	VOW	Location	M/WBE	Dislocated Workers (B)	SDV (B)	Total Weighted Points
Weighted Value	25	15	30	5	10	15	5	15	120
Similar Projects Requested	5	(B) Indicates Bonus Points (Maximums Bonus Points Above)							
Borelli + Partners, Inc.	100.00	60.00	112.50	20.00	50.00	75.00	0.00	2.00	419.50
OLC Architecture, Interiors and Aquatics	100.00	45.00	60.00	25.00	40.00	37.50	0.00	2.00	309.50
KZF Design LLC d.b.a KMF Architects	125.00	67.50	135.00	20.00	40.00	75.00	0.00	4.00	466.50
Little Diversified Architectural Consulting	0.00	33.75	97.50	20.00	40.00	37.50	0.00	0.00	228.75



**INTEROFFICE MEMORANDUM**

January 29, 2024

TO: Rochelle Chambers, Contracting Agent  
Procurement Division

FROM: Angela Brown, Senior Contract Administrator  
Business Development Division

SUBJECT: Business Development Division M/WBE Proposal Evaluation

PROJECT: Y23-824-RC / Design Services for Barber Park Recreation Center (LEED)

APPROVED: *Sheena Ferguson*

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The M/WBE participation goal for this RFP is 27% and the M/WBE Employment Workforce goal is 24%. Listed below are respondents to the subject RFP with their sub-consultants and M/WBE participation score on a one (1) to five (5) scale:

**1. BORRELLI + PARTNERS, INC.**  
**Minority Prime – MBE-HM**

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
SGM Engineering, Inc.	AM	20%	MEP/FP Engineering & *Technology
AVCON, Inc.	AM	14%	Civil and Structural Engineering
TJNG Partners, Inc.	WF	3%	Interior Design
ecoPreserve, LLC	WF	4%	LEED/Sustainability Consultant
Carlsson Construction Estimators, Inc.	WF	5%	Cost Estimating

\*Additional clarification needed on the Technology role of this subconsultant.

Total M/WBE Participation Proposed: 46%

M/WBE Sub consultant participation Weighted Score: **37.5**

Total M/WBE Workforce: 54%

Total WBE Workforce: 38%

Minority Workforce and Women Workforce Weighted Score: **37.5**

**Total M/WBE Participation Weighted Score: 75**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
Alliance Design & Construction, Inc.	2	QA/QC & Constructability Reviews

Registered SDV(s) Proposed: 1  
SDV Bonus Points: 2

Dislocated Worker(s) Proposed: 0  
Dislocated Worker(s) Bonus Points: 0

**Total Bonus Points: 2**  
*(Includes SDV & Dislocated Workers)*

**2. OLC (Architecture, Interiors and Aquatics)  
Majority Prime**

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
Advanced Structural Design, Inc.	HM	7%	Structural Engineering
DAO Consultants, Inc.	AM	9%	Civil Engineering
Cabral Engineering, Inc.	HM	10%	Electrical Engineering
NFC Landscape Architects, Inc.	WF	2%	Landscape Architecture

Total M/WBE Participation Proposed: 28%  
M/WBE Sub consultant participation Weighted Score: **37.5**

Total M/WBE Workforce: 6%  
Total WBE Workforce: 17%

Minority Workforce and Women Workforce Weighted Score: **0**

**Total M/WBE Participation Weighted Score: 37.5**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
RGD Consulting Engineers	2	Mechanical/Plumbing

Registered SDV(s) Proposed: 1  
SDV Bonus Points: 2

Dislocated Worker(s) Proposed: 0  
Dislocated Worker(s) Bonus Points: 0

**Total Bonus Points:** 2  
*(Includes SDV & Dislocated Workers)*

**3. KZF Design, LLC dba KMF ARCHITECTS**  
**Majority Prime**

<b>M/WBE Sub-consultant(s)</b>	<b>M/WBE Classification</b>	<b>Projected %</b>	<b>Sub-consultants Role</b>
SGM Engineers, Inc.	AM	18%	MEP Engineering
Master Consulting Engineers, Inc.	HF	2%	Structural Engineering
TRI3 Civil Engineering Design Studio, Inc.	AM	5%	Civil Engineering
Coyle & Caron, Inc.	WF	2%	Landscape Architecture
Carlsson Construction Estimators, Inc.	WF	2%	Cost Estimating

Total M/WBE Participation Proposed: 29%  
M/WBE Sub consultant participation Weighted Score: **37.5**

Total M/WBE Workforce: 33%  
Total WBE Workforce: 42%

Minority Workforce and Women Workforce Weighted Score: **37.5**

**Total M/WBE Participation Weighted Score: 75**

<b>Registered Service-Disabled Veteran(s) (SDV) Sub-consultant</b>	<b>Points</b>	<b>SDV Sub-consultant Role</b>
Blue Cord Design & Construction, LLC	2	Scheduling
Alliance Design & Construction, Inc.	2	QAQC Review

Registered SDV(s) Proposed: 2  
SDV Bonus Points: 4

Dislocated Worker(s) Proposed: 0  
Dislocated Worker(s) Bonus Points: 0

**Total Bonus Points:** 4  
*(Includes SDV & Dislocated Workers)*

**4. LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING**  
**Majority Prime**

<b>M/WBE Sub-consultant(s)</b>	<b>M/WBE Classification</b>	<b>Projected %</b>	<b>Sub-consultants Role</b>
*AVCON, Inc.	AM		Civil Engineering
*BASE Consultants, Inc.	AF		Structural Engineering
*Bobes Associates Consulting Engineers, Inc.	HM		Plumbing & Fire Protection
**CANA Carolina Corporation dba SPECGUY			Specification Writing

\*Subconsultant's subcontract percentage/amount is not notated on Form M-1 as required per RFP Y23-824-RC. The proposer will not receive credit for this subconsultant's inclusion.

\*\*This subconsultant is not certified as an OC M/WBE. The proposer will not receive credit for this subconsultant's inclusion.

Total M/WBE Participation Proposed: 0%  
M/WBE Sub consultant participation Weighted Score: 0

Total M/WBE Workforce: 24%  
Total WBE Workforce: 46%

Minority Workforce and Women Workforce Weighted Score: 37.5

**Total M/WBE Participation Weighted Score: 37.5**

<b>Registered Service-Disabled Veteran(s) (SDV) Sub-consultant</b>	<b>Points</b>	<b>SDV Sub-consultant Role</b>
None		

Registered SDV(s) Proposed: 0  
SDV Bonus Points: 0

Dislocated Worker(s) Proposed: 0  
Dislocated Worker(s) Bonus Points: 0

**Total Bonus Points:**  
*(Includes SDV & Dislocated Workers):* 0