



July 28, 2023

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

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

CONTACT: Terry Devitt, Deputy Director, Orange County Convention Center  
407-685-5704

SUBJECT: Consultant Selection, Request for Proposals, Y23-814-GO, Design Services  
for Orange County Convention Center North-South Meeting Rooms  
Renovation

**RECOMMENDATION:**

Selection of one firm and three ranked alternates to provide Design Services for Orange County Convention Center North-South Meeting Rooms Renovation, Request for Proposals Y23-814-GO from the following firms listed alphabetically:

- Architectural Design Collaborative, Inc.
- Helman Hurley Charvat Peacock/Architects, Inc.
- KZF Design LLC d.b.a KMF Architects
- Populous Inc. + C.T. HSU a Joint Venture, LLC
- TVS Florida, Inc. Architecture

Request Board authorization for the Procurement Division to negotiate and execute a contract with a not-to-exceed budget of \$2,623,156. 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.

The proposals were evaluated by the Procurement Committee on June 7, 2023 and June 15, 2023. Commissioner Emily Bonilla was assigned to the Procurement Committee.

**PROCUREMENT:**

This contract will provide Architectural and Engineering design for the renovation of the Orange County Convention Center North-South Building meeting rooms. The meeting rooms were commissioned in 2003. The meeting rooms along with associated finishes and building systems (i.e. HVAC, electrical, lighting, finishes, operable partitions) have become outdated and exceeded their useful life. This project is located in District 6.

**FUNDING:**

Funding is available in account number 4430-035-0965-27-6210.

**DISCUSSION:**

Seven proposals were received in response to this Request for Proposals (RFP). The proposal from CallisonRTKL, Inc. scored too low for Board consideration. The proposal submitted by LED AMP ENERGY CORP. was deemed non-responsive for failing to submit required documents.

The Procurement Committee evaluated the proposals in accordance with the criteria set forth in this RFP.

Two timely protests were filed by KZF Design LLC d.b.a KMF Architects and Helman Hurley Charvat Peacock/Architects, Inc. In accordance with the Procurement Ordinance, protest hearings were held on July 24, 2023, both resulting in a vote to partially adjust the original scores. No appeals were filed. The revised scoresheet is attached.

REVISED - Procurement Committee Meeting - June 7, 2023 , June 15,2023  
Y23-814-GO, Design Services For Orange County Convention Center North-South Meeting Rooms Renovation

CRITERIA	Project Manager	Project Engineer	Project Team	Scope	VOW	Location	M/WBE	Dislocated Workers (B)	SDV (B)	Total Weighted Points
Weighted Value	15	10	15	30	5	10	15	5	15	120
Similar Projects Requested	3	3	(B) Indicates Bonus Points (Maximums Bonus Points Above)							
Architectural Design Collaborative, Inc. (ADC)	0.00	0.00	45.00	130.00	20.00	50.00	75.00	0.00	2.00	322.00
Helman Hurley Charvat Peacock/Architects, Inc.	50.00	0.00	50.00	130.00	25.00	50.00	75.00	0.00	2.00	382.00
KZF Design LLC d.b.a. KMF Architects	37.50	0.00	45.00	90.00	20.00	50.00	75.00	0.00	10.00	327.50
Populous Inc.+ C.T. HSU a Joint Venture, LLC	25.00	0.00	60.00	100.00	25.00	20.00	75.00	0.00	8.00	313.00
TVS FLORIDA, INC., ARCHITECTURE	75.00	16.67	55.00	120.00	25.00	20.00	75.00	0.00	10.00	396.67

\*The proposal submitted by LED AMP ENERGY CORP. was deemed non-responsive for failing to submit required documents.



## INTEROFFICE MEMORANDUM

June 7, 2023

TO: Gian Carlo Otero, Contracting Agent  
Procurement Division

FROM: Sheena Ferguson, Manager  
Business Development Division

SUBJECT: Business Development Division M/WBE Proposal Evaluation Revised

PROJECT: Y23-814-GO / Design Services for Orange County Convention Center North-South Meeting Rooms Renovation

APPROVED: Sheena Ferguson

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. Architectural Design Collaborative, Inc. (ADC)**  
**Majority Prime**

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
Tags Engineering	WF	17%	Mechanical Engineering Plumbing, Fire Protection
Cabral Engineering	HM	14%	Electrical Engineering & Fire Alarm
Base Consultants, Inc	AF	4%	

Total M/WBE Participation Proposed: 35%  
M/WBE Sub consultant participation Weighted Score: 37.5

Total M/WBE Workforce: 62 %  
Total WBE Workforce: 46 %

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 and Construction, LLC	2	Cost Estimator

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. CallisonRTKL, Inc.  
Majority Prime**

<b>M/WBE Sub-consultant(s)</b>	<b>M/WBE Classification</b>	<b>Projected %</b>	<b>Sub-consultants Role</b>
Borrelli + Partners	HM	12%	Architecture
SGM Engineering, Inc.	AM (Is)	22%	Mechanical and Electrical Engineering
Base Consultants, Inc.	AF	7%	Structural Engineering
Ramski & Company	WF	2%	Interior Design

Total M/WBE Participation Proposed: 43%  
M/WBE Sub consultant participation Weighted Score: 37.5

Total M/WBE Workforce: 53 %  
Total WBE Workforce: 9 %

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>
Alliance Design & Construction, Inc	2	Cost Estimating

Registered SDV(s) Proposed:	1
SDV Bonus Points:	2
Dislocated Worker(s) Proposed:	0
Dislocated Worker(s) Bonus Points:	0
<b>Total Bonus Points:</b>	<b>2</b>
<i>(Includes SDV &amp; Dislocated Workers)</i>	

3. Helman Hurley Charvat Peacock/ Architects, Inc  
Majority Prime

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
SGM Engineering, Inc	AM (Is)	22%	Mechanical, Electrical Engineering and Lighting
Advanced Structural Design, Inc	AM	5%	Structural Engineering
TJNG Partners	WF	8%	Interiors
ecoPreserve, LLC	WF	1.5%	Sustainability

Total M/WBE Participation Proposed:	36.5%
M/WBE Sub consultant participation Weighted Score:	37.5
Total M/WBE Workforce:	41%
Total WBE Workforce:	12%
Minority Workforce and Women Workforce Weighted Score:	37.5
<b>Total M/WBE Participation Weighted Score:</b>	<b>75</b>

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
Blue Cord	2	Cost Estimating

Registered SDV(s) Proposed:	1
SDV Bonus Points:	2
Dislocated Worker(s) Proposed:	0
Dislocated Worker(s) Bonus Points:	0
<b>Total Bonus Points:</b>	<b>2</b>
<i>(Includes SDV &amp; Dislocated Workers)</i>	

**4. KZF Design LLC d.b.a. 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 Engineering, Inc.	AM (Is)	22%	Mechanical, Electrical, Plumbing Systems Engineering
TJNG Partners, Inc	WF	8%	Interior Design
Carlson Construction Estimators, Inc	WF	1%	Cost Estimating

Total M/WBE Participation Proposed: 33%  
M/WBE Sub consultant participation Weighted Score: 37.5

Total M/WBE Workforce: 42%  
Total WBE Workforce: 50%

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>
RGD Consulting Engineers	2	Structural Engineering
Blue Cord Design and Construction	2	Scheduling
Alliance Design & Construction, Inc	2	Quality Assurance & Quality Control Review
Mule Engineering & Construction, Inc	2	Phasing Coordination
RDC	2	Constructability Review

Registered SDV(s) Proposed: 5  
SDV Bonus Points: 10

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

**Total Bonus Points: 10**  
(Includes SDV & Dislocated Workers)

**5. Populous Inc + C.T. HSU a Joint Venture, LLC**  
**Majority Prime**

<b>M/WBE Sub-consultant(s)</b>	<b>M/WBE Classification</b>	<b>Projected %</b>	<b>Sub-consultants Role</b>
TJNG Partners	WF	15%	Interior Design
SGM Engineering, Inc	AM (Is)	15%	HVAC & Electrical
Base Consultants, Inc	AF	5%	Structural
Anderson & Associates, PA	AFAF	1%	M/WBE Leadership
American Graphix Solutions	WF	.25%	Printing
EcoPreserve	WF	1%	Sustainability & LEED

Total M/WBE Participation Proposed: 37.25%  
M/WBE Sub consultant participation Weighted Score: 37.5

Total M/WBE Workforce: 43%  
Total WBE Workforce: 35%

Minority Workforce and Women Workforce Weighted Score: 37.5

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

<b>Registered Service-Disabled Veteran(s) (SDV) Sub-consultant</b>	<b>Points</b>	<b>SDV Sub-consultant Role</b>
Blue Cord Design and Construction LLC	2	Cost Estimating
Roger A Repstien	2	QA/QC
Alliance Design & Construction	2	Documents & Schedule Review
RGD Consulting Engineers	2	MEP/FP

Registered SDV(s) Proposed: 4  
SDV Bonus Points: 8

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

**Total Bonus Points: 8**  
*(Includes SDV & Dislocated Workers)*



**6. TVS FLORIDA, INC., ARCHITECTURE**  
**Majority Prime**

<b>M/WBE Sub-consultant(s)</b>	<b>M/WBE Classification</b>	<b>Projected %</b>	<b>Sub-consultants Role</b>
Rhodes + Brito Architects	AM	36.5%	Architecture
Avcon	AM (Pac)	8.5%	MEP (Associate)

Total M/WBE Participation Proposed: 45%  
M/WBE Sub consultant participation Weighted Score: 37.5

Total M/WBE Workforce: 30%  
Total WBE Workforce: 49%

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>
Alliance Design & Construction Inc	2	Interior Design
Pierce Florida Realty	2	Facility Assessment
Roger A. Repstien	2	QA/QC - Architecture
Above Group	2	QA/QC and MEP
Blue Cord Design and Construction	2	Cost Estimating

Registered SDV(s) Proposed: 5  
SDV Bonus Points: 10

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

**Total Bonus Points: 10**  
*(Includes SDV & Dislocated Workers)*