



January 23, 2019

TO: Mayor Jerry L. Demings
and the Board of County Commissioners

FROM: Carrie Mathes, Manager, Procurement Division

Contact: Sara Flynn-Kramer, Manager, Capital Projects Division
(407) 836-0048

SUBJECT: Consultant Selection, RFP Y19-802-RC Design Services for the Orange
County Cultural Community Center

RECOMMENDATION

Selection of Brooks & Scarpa Architects, Inc. to provide Design Services for the Orange County Cultural Community Center, Request for Proposals Y19-802-RC. Further, request the Board to authorize the Procurement Division to negotiate and execute the final contract, provided that it does not exceed the budget of \$550,000.

Brooks & Scarpa Architects, Inc.

This item was evaluated by the Procurement Committee on January 16, 2019. Commissioner Victoria P. Siplin was assigned to the Procurement Committee.

PURPOSE

To select a firm to provide design services for the Orange County Cultural Community Center. This Project is located in District 6.

DISCUSSION

The project is for design services for the new Orange County Cultural Community Center, consisting of approximately 14,000 square footage of interior renovations. The current building is an abandoned Goodings grocery store that has gone through the selective demolition process and is construction ready. The new building will include administrative/office spaces, computer lab, conference rooms, educational classrooms, ballroom, and catering kitchen. The availability of utilities, including sanitary and water, is currently available and will be redesigned and updated to accommodate the anticipated needs of the building functions and meet code requirements. Additional hardscape including a porte-cochere, access walks, and utility aprons will be included with the site improvements.

The consultant will perform the following services:

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

A single proposal was received in response to the Request for Proposals (RFP). Consensus scores of the Procurement Committee are attached.

To ensure an open and competitive bid process, the RFP was posted on the Orange County website. A query from staff to other known sources that declined to compete on this project resulted in the following findings:

Stollo Architects, Inc mentioned they did not feel they had the enough previous experience with Community Centers to submit.

Borrelli & Partners mentioned they did not submit for this project due to the fact that the requirements were too strict for them to meet. They did submit modifications to the project requirements for consideration, but the County did not approve any of the requested modifications.

KMF Architects mentioned they submitted the project as a consultant under a partner, Brooks+Scarpa.

Drummond Carpenter, PLLC mentioned they were exploring teaming with others, but did not finalize any arrangements. They did not have sufficient expertise to prime.

District 6 is in need of a multipurpose, high use facility that caters to community-based programs in the area. The citizens of the surrounding area have requested a center where constituents can gather for group activities, social support, public information, and other purposes. Having access to a center within the surrounding area will give the community a great resource for the continued development of life skills, education and professional skills that will be beneficial.

Currently, the construction industry is very busy and, as a result, architectural consultants are in high demand. New construction projects are very straightforward and do not require much time outside of the office. In contrast, renovation projects are very time consuming and require numerous site visits for coordination of the existing conditions. As such, during busy times like this, many architectural consultants will focus their efforts on the easier new work rather than pursuing renovation work. Not only is this project a renovation project, but it is also phased and requires somewhat unique expertise in programming for community center services. With all of this said, it is not surprising that there was limited interest in proposing for this difficult project



INTEROFFICE MEMORANDUM

January 16, 2019

TO: Rochelle Chambers, Senior Contract Administrator
Procurement Division

FROM: ^{A.B.} Angela Brown, Senior Contract Administrator
Business Development Division

SUBJECT: Business Development Division M/WBE Proposal Evaluation

PROJECT: Y19-807-RC / Design Services for the Orange County Cultural Community Center (**REVISED**)

APPROVED: *Aheena 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. BROOKS + SCARPA ARCHITECTS, INC.*
Majority Prime

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
SGM Engineering, Inc.	Asian Islander Male	18%	Mechanical, Electrical, Plumbing, Fire Protection Engineering, Building/Site Security Solutions
BASE Consultants, Inc.	Asian Islander Female	4%	Structural Engineering
Tri3 Civil Engineering Design Studio	Asian Pacific Female	2%	Civil Engineering
Coyle & Caron, Inc.	White Female	1%	Landscape Architecture
**Cost Management, Inc.	Asian Islander Male	4%	Cost Estimating

*Brooks + Scarpa Architects, Inc. is not an certified Orange County women business enterprise firm.

**Cost Management, Inc. is a graduate M/WBE. The RFP on page 7 states the following: The contract solicited through this RFP is estimated to valued under \$500,000 and, therefore, graduate M/WBEs are ineligible to participate.

Total MWBE Participation Proposed: 25%
 Total MWBE Employment Workforce: 60%
Points: 3

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
Roger A Repstein	1	Peer Review QA/QC

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

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

Total Bonus Points: 2
(Includes SDV & Displaced workers)