



March 13, 2017

TO: Mayor Teresa Jacobs  
and the Board of County Commissioners

FROM: Carrie Woodell, Manager, Procurement Division

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

SUBJECT: Consultant Selection, RFP Y17-801-RM  
Design Services for Corrections-Campus Security Door/Lock Replacement

### **RECOMMENDATION**

Selection of Strollo Architects, Inc. to provide Design Services for Corrections-Campus Security Door/Lock Replacement, Request for Proposals Y17-801-RM. Further request the Board to authorize the Procurement Division to negotiate and award a contract provided that it does not exceed the budget of \$435,000.

This item was evaluated by the Procurement Committee on January 25, 2017. Commissioner Victoria P. Siplin was assigned to the Procurement Committee.

### **PURPOSE**

To negotiate a contract for design services for Corrections-Campus Security Door/Lock Replacement.

### **DISCUSSION**

The locks at the Corrections facilities are in need of replacement and need to be retrofitted with updated systems. The work consists of replacement of existing cell doors and locks, vestibule doors and locks, overhead security gates and locks and all associated electrical work, including low voltage controls. This includes 1,800 doors and locks in 10 buildings on the Orange County Corrections campus. The scope of work includes design development, construction contract documents, bidding services, including all site specific design, coordination and specifications, technical support services and contract administration during construction.

Two proposals were received in response to the solicitation. The proposal submitted by Rhodes & Brito Architects, Inc. failed to meet the minimum scoring required to be considered for award. Queries from staff to the other potential proposers who declined to compete on this project resulted in the following findings:

**TLC Engineering for Architecture** stated they did not find a partner to team with for the work on this project.

**SGM Engineering Inc.** decided not to submit a proposal and partnered with Strollo Architects, Inc. as a sub consultant for this project.

The proposal submitted by Strollo Architects, Inc. received a zero for the proposed project manager, because one of the projects submitted was older than requested and the other two were in slightly smaller facilities than required for the similar projects. Otherwise, the projects submitted would be similar in nature and demonstrate the expertise of the proposer. The fact that the proposed project manager scored a zero was not a requirement that would deem the proposal non-responsive. Therefore, based on prior experience with Orange County, the Procurement Committee determined it was in the best interest of the County to move forward with the procurement.

During the solicitation period, proposers are encouraged to review the RFP requirements carefully and to submit questions within the allotted timeframe for clarifications or changes to the scope or to any of the requirements. This discussion includes questions or concerns about the similar project description or the timeframe for a similar project to be completed to qualify. Any request for a clarification or question that is received will be carefully considered and will be clarified or answered in the addendum.

The doors and hardware for the jail cells have reached the end of their useful life. Facilities maintenance workers are spending significant time and resources to keep the doors operating properly. A portion of the original project, where the failure rate was the highest, was pulled out of this large project and considered as a separate project. This work is related to floors 5 and 6 in the main building. A separate project was created to accelerate the design for these two critical floors, and the work is already in progress.

Consensus scores of the Procurement Committee are attached.

<b>RFP#: Y17-801-RM</b>	<b>PROJECT</b>		<b>PROJECT</b>		<b>M/WBE</b>		<b>LOCATION</b>		<b>VOLUME</b>		<b>SCOPE</b>		<b>VETERANS</b>		<b>DISPLACED WORKERS</b>		<b>TOTAL</b>
<b>DESIGN SERVICES FOR CORRECTIONS - CAMPUS SECURITY DOOR/LOCK REPLACEMENT</b>	<b>PROJECT MANAGER (1.666)</b>		<b>TEAM</b>														
	<b>WEIGHT</b>	<b>25</b>	<b>15</b>		<b>15</b>		<b>10</b>		<b>5</b>		<b>30</b>		<b>2</b>		<b>1</b>		
	<b>RAW SCORE</b>	<b>WEIGHTED SCORE</b>	<b>RAW SCORE</b>	<b>WEIGHTED SCORE</b>	<b>RAW SCORE</b>	<b>WEIGHTED SCORE</b>	<b>RAW SCORE</b>	<b>WEIGHTED SCORE</b>	<b>RAW SCORE</b>	<b>WEIGHTED SCORE</b>	<b>RAW SCORE</b>	<b>WEIGHTED SCORE</b>	<b>RAW SCORE</b>	<b>WEIGHTED SCORE</b>	<b>RAW SCORE</b>	<b>WEIGHTED SCORE</b>	
Strollo Architects, Inc.	0.0	0.0	4	60.0	3	45.0	5	50.0	4	20.0	5	150.0	0	0.0	0	0.0	325.0



Interoffice Memorandum

BUSINESS DEVELOPMENT DIVISION

January 23, 2017

TO: Rolando Melo, Senior Contract Administrator, Procurement Division

FROM: <sup>A.B.</sup> Angela Brown, Senior Contract Administrator, Business Development

SUBJ: Y17-801- RM / Design Services for Corrections – Campus Security Door/Lock Replacement

APPROVED: Sheena Ferguson  
Sheena Ferguson, BDD Manager

Listed below are respondents to the subject RFP with their sub-consultants and M/WBE participation score on a 1 – 5 scale (RFP GOALS: M/WBE-27% & EEO-24%):

	Projected %	Sub-Consultant Role
<b>1. RHODES + BRITO ARCHITECTS, INC.</b> <b>Minority Prime-African American Male</b>		
<b><u>M/WBE Subconsultants:</u></b>		
Montgomery Consulting Group, Inc. (White Female)	2%	Cost Consulting Services
Voltaire Consulting Engineers, Inc. (African American Male)	5%	Electrical Engineering
<b>Total M/WBE Participation:</b>	<b>7%</b>	
<b>EEO Staff:</b>	<b>67%</b>	
<b>Points:</b>	<b>4</b>	
<b><u>BONUS POINTS:</u></b>		
No Welfare Recipient(s) Proposed		
No Registered Service Disabled Veteran(s) Proposed		
<b>Total Bonus Points:</b>	<b>0</b>	

**2. STROLLO ARCHITECTS, INC.**

**M/WBE Subconsultants:**

SGM Engineering, Inc. (Asian Pacific Male)	22%	MEP Engineering
Bowen Engineering Corporation (Hispanic Male)	5%	Structural Engineering
<b>Total M/WBE Participation:</b>	<b>27%</b>	
<b>EEO Staff:</b>	<b>22%</b>	
<b>Points:</b>	<b>3</b>	

**BONUS POINTS:**

No Welfare Recipient(s) Proposed

No Registered Service Disabled Veteran(s)  
Proposed

**Total Bonus Points:** **0**