



November 7, 2023

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: Award of Invitation for Bids Y23-7016-RC, Sheriff's Central Complex
Fire Sprinkler Zone Renovation

ACTION REQUESTED:

Approval to award Invitation for Bids Y23-7016-RC, Sheriff's Central Complex Fire Sprinkler Zone Renovation, to the sole responsive and responsible bidder, Ranger Fire, Inc., in the total contract award amount of \$322,000.

PROCUREMENT:

The existing automatic sprinkler system at the Sheriff's Central Complex is currently fed by five independent fire water supplies and is equipped with two wall mounted Fire Department Connections (FDCs). The FDCs connect to each sprinkler zone via a four-inch supply main and a check valve. The check valves are beginning to fail and, as a result, are allowing back-filling of the different zones when one zone is shut off and drained for maintenance. Additionally, two zones have interconnected main piping and are backfilling each other. The intent of this project is to remedy this situation by reducing the five water supplies down to one and then supplying all risers in the building with a new six-inch bulk main. The FDCs would then be connected to the new bulk main. With this system configuration, control valves at each riser would be the device preventing water from entering other zones in lieu of check valves. The project is located in District 6.

FUNDING:

Funding is available in account number 1023-043-0263-3810.

APPROVALS:

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

REMARKS:

One bid was received in response to the Invitation for Bids and was evaluated for responsiveness, responsibility, and price reasonableness.

Award of Invitation for Bids Y23-7016-RC, Sheriff's Central Complex Fire Sprinkler Zone Renovation
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The bid submitted from Ranger Fire, Inc. is considered reasonable based on comparison to the engineer's estimate. References provided were satisfactory for this type of work and Ranger Fire, Inc. has been determined to be responsible. Therefore, the award is recommended to Ranger Fire, Inc.

To ensure an open and competitive bid process, the IFB was posted on the OpenGov website. Queries from staff to potential bidders who declined to compete on this project resulted in the following findings:

- MARBEK Construction Co.: Unable to meet the M/WBE goal.
- CORE Engineering & Construction, Inc.: Advised the project is better suited for a sprinkler contractor rather than a general contractor.
- Axios Construction Services: Advised they are not a sprinkler contractor/subcontractor. The company has decided to be more selective with projects.
- OELRICH CONSTRUCTION INC.: Advised the project is better suited for a sprinkler contractor rather than a general contractor. Therefore, they projected they would not be able to compete against a trade contractor bidding directly to Orange County and decided to forego the project.
- Café Construction: This is a very specialized scope for which we do not have any reliable sub-contractors for that type of work.
- Poli Construction Inc: Not the typical scope we go after. We focus more on General Construction services.

The bid tabulation is as follows:

BID RECEIVED:	Base Bid
Ranger Fire, Inc.	\$322,000



BUSINESS DEVELOPMENT DIVISION

October 17, 2023

TO: Rochelle Chambers, Contracting Agent
Procurement Division

FROM: Princess Clarke, Senior Contract Administrator
Business Development Division

SUBJECT: Business Development Division Bid Evaluation

PROJECT: **Y23-7016-RC / Sheriff's Central Complex Fire Sprinkler Zone Renovation**

The Business Development Division evaluated one bid submitted for this project. The Business Development Division completed an M/WBE Availability Analysis. The scope of services for this project had M/WBE availability. As a result, the M/WBE goal remained at 25%. At the time of bid opening, at least 149 firms were certified to provide the scope of services at the subcontract level.

The apparent low bid, submitted by Ranger Fire, Inc., reported 0% in M/WBE participation. The apparent low bid did not meet the Orange County M/WBE participation goal **per the Ordinance requirement**.

Business Development issued a Submittal of Clarification email request on September 28, 2023, for the apparent low bidder to submit:

- Good Faith Effort Form Action #1, #2, #3, #4, and #5

As of September 29, 2023, the apparent low bidder responded and submitted:

- Good Faith Effort form
- Contract and Subcontract Goal Participation Schedule form
- Good Faith Effort Action #1- Bidder provided emails but was not sufficient with all supporting documentation required for action #1.
- Good Faith Effort Action #2- Bidder submitted a letter.
- Good Faith Effort Action #3- Bidder submitted documentation.
- Good Faith Effort Action #4- No documentation submitted.

Sheena Ferguson

Interoffice Memorandum

- Good Faith Effort Action #5- Bidder submitted an email but was not sufficient did not request assistance from Business Development.

The M/WBE participation is 0% and did not meet the Orange County M/WBE participation goal **per the Ordinance requirement**. The bidder indicated that they have historically performed all the other scope of services listed on the Good Faith Effort form. **Per the Ordinance**, Sec. 17-321, A prime contractor is not required to subcontract out work that it has historically and consistently performed with its own work force.

Our evaluation of this bid was based on the participation listed on the subcontractor/supplier page. Attached is a spreadsheet reconciling the bidder's compliance with the Invitation for Bid's M/WBE requirements, including the percentage breakdown for all bidders and a comparison of the relative bids versus participation percentages.

Also, I confirm my recommendation is free of conflicts of interest.

cc: Sheena Ferguson, Manager, Business Development Division

BID COMPARISON**Y23-7016-RC / Sheriff's Central Complex Fire Sprinkler Zone Renovation**

Rank	Bidder	Bid Amount	M/WBE \$'s in Bid	% M/WBE (Goal 25%)	GFE	EEO % M / W
Low Bid	Ranger Fire, Inc.	\$322,000.00	\$0.00	0.00%	N/A	87 / 12 %