



January 6, 2020

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

FROM: Carrie Mathes, CFCM, CPPO, C.P.M., Manager, Procurement Division

CONTACT: Terry Devitt, Acting Deputy Director, Orange County Convention Center
(407) 685-9867

SUBJECT: Consultant Selection, Request for Proposals Y19-815-JS, Construction Manager at Risk Services for the Orange County Convention Center Phase V Multi-Purpose Venue and Grand Concourse Improvements

RECOMMENDATION:

Rank proposers to provide Construction Manager at Risk Services for the Orange County Convention Center Phase V Multi-Purpose Venue and Grand Concourse Improvements, Request for Proposals Y19-815-JS, from the following firms. Further request the Board authorize the Procurement Division to commence contract negotiations for the Design Assist, Enabling Work and the Guaranteed Maximum Price Phases with the top ranked firm.

Clark/R L Burns, A Joint Venture
PCL Construction Services, Inc.

This item was evaluated by the Procurement Committee on December 18, 2019. Commissioner Emily Bonilla was assigned to the Procurement Committee.

PURPOSE:

The selected firm will provide construction manager at risk services for the Orange County Convention Center Phase V Multi-Purpose Venue and Grand Concourse Improvements.

DISCUSSION:

This Request for Proposals was structured with a two-phase selection. Phase I has evaluated the proposers to ensure that each one in contention is fully qualified and capable of providing the construction manager at risk services. Both proposers were deemed qualified to advance to Phase II.

Request for Proposals Y19-815-JS, Construction Manager at Risk Services for the Orange County Convention Center Phase V Multi-Purpose Venue and Grand Concourse Improvements

Phase II consists of:

- Presentations by each qualified proposer at the Board meeting. Presentations will provide a general overview of the firm, its experience, and capabilities. Additionally, the proposer will describe the benefits and advantages of their proposal, the competencies of the proposer, and ways that their proposal would enhance the mission of the Convention Center. Presentations must be specifically tailored to the Phase V North-South Building Multipurpose Venue and Grand Concourse Improvements. The presentation should include concise strategies that lead to the CM@R Team development of a Roadmap for the Special Services Programs and Initiatives. Define how to bring Orange County and CM team members into sharing a committed working relationship to realize the Phase V project objectives, project goals and sustainable local economic development. The approach presentation should address challenges and solutions anticipated with the project.
- Following the presentation the Board will have an opportunity for a question and answer session with the proposer's key personnel.

During phase III, the Board shall – by majority vote – rank the Proposers in order of “most qualified” to “least qualified.”

In so doing, the Board shall take into account:

- The Proposer's initial qualification score as assigned by the Procurement Committee;
- Review of the written proposals;
- The Proposer's presentation and response to questions asked; and
- The best interest of the County.

Once the Board has ranked the Proposers, the Board will direct staff to begin negotiations with the Proposer that the Board deemed to be the most qualified, with the remaining Proposer serving as an alternate in descending order should negotiations with the Proposer deemed most qualified fail.

Each negotiated phase will be brought to the Board for approval.

Three written proposals were received in response to this Request for Proposals. Votum-Weitz, LLC. was deemed non-responsive for failing to comply with the Joint Venture requirements.

Per the attached scoring approved by the Procurement Committee, two proposers have advanced to Phase II of the selection process.



INTEROFFICE MEMORANDUM

November 25, 2019

TO: Jacqueta Scott, Senior Contract Administrator
Procurement Division

FROM: Chayla German, Senior Contract Administrator
Business Development Division

SUBJECT: Business Development Division M/WBE Proposal Evaluation

PROJECT: Y19-815 / Construction Manager at Risk Services for the Orange County Convention Center Phase V Multi-Purpose Venue and Grand Concourse Improvements

APPROVED: *Aheena Ferguson*

The M/WBE participation goal for this RFP is 27% sub consultant utilization. The M/WBE Employment Workforce goal is 18% minority, 6% women.

1. Clark/ RL Burns, A Joint Venture (25% M/WBE inclusion at the management level)

| M/WBE Sub-consultant(s) | M/WBE Goal #1 |
|--------------------------------------|--|
| M/WBE Subcontractor Utilization Plan | Clark/R L Burns commits to achieving a M/WBE commitment of 30% |

Total Certified M/WBE Subcontractor utilization goal: 50 weighted points

| Name of the Joint Venture | M/WBE | Management % | M/WBE Goal #2 | |
|------------------------------------|--------------|--------------|-------------------|--------------------|
| | | | M/WBE Workforce % | Female Workforce % |
| Clark Construction Group, LLC | N/A | 74% | 59% | 32% |
| R.L. Burns, Inc. | MBE-AFAM (1) | 15% | 67% | 25% |
| Burns Construction Management, LLC | N/A | 1% | 100% | 50% |
| SkyBuilders USA, LLC. | MBE-HM (2) | 5% | 98% | 17 |
| Verde Construction Managers, LLC | MBE-HM (2) | 5% | 100% | 50% |

Total M/WBE Employment Workforce (combined): 72 %
 Total Female Employment Workforce (combined): 28 %
Total M/WBE Workforce goal: 50 weighted points

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| Registered Service-Disabled Veteran(s) (SDV) Sub-consultant |
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| SDV Subcontractor Utilization Plan: |
|--|

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

Displaced Worker(s) Proposed: 5
Displaced Worker(s) Bonus Points: 5

Total Bonus Points: 15
(Includes SDV & Displaced workers)

**2. PCL Construction Services, Inc.
Partnership (25% M/WBE inclusion at the management level)**

| M/WBE Sub-consultant(s) | M/WBE Goal #1 |
|--------------------------------------|--|
| M/WBE Subcontractor Utilization Plan | PCL commits to meet or exceed the certified M/WBE subcontracting utilization goal of 27% |

Total Certified M/WBE Subcontractor utilization goal: 50 weighted points

***The proposer checked the box for sole proprietorship, however provided an executed partnership agreement.

| Names listed for Partnership | M/WBE | Management % | M/WBE Goal #2 | |
|---|----------------|---------------------|--------------------------|---------------------------------|
| | | | M/WBE Workforce % | WBE (Female) Workforce % |
| PCL Construction Services, Inc. | N/A | 75% | 55% | 18% |
| Albu & Associates, Inc. | MWBE-HM (2) | 5% | 50% | 15% |
| Cornerstone Construction Services, Inc. | WBE-HF (26) | 5% | 85% | 15% |
| Geotech Consultants International, Inc. (GCI, Inc.) | M/WBE-AFAM (1) | 5% | 43% | 30% |
| JCB Construction, Inc. | M/WBE-AFAM (1) | 5% | 74% | 9% |
| PSA Constructors, Inc. | MWBE-AFAM (1) | 5% | 70% | 35% |

| | |
|---|---------------------------|
| Total M/WBE Employment Workforce (combined): | 98 % |
| Total Female Employment Workforce (combined): | 19 % |
| Total M/WBE Workforce goal: | 50 weighted points |

| Registered Service-Disabled Veteran(s) (SDV) Sub-consultant |
|--|
| SDV Subcontractor Utilization Plan |

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

Displaced Worker(s) Proposed: 5
Displaced Worker(s) Bonus Points: 5

Total Bonus Points: 15
(Includes SDV & Displaced workers)

