



**Interoffice Memorandum**

DATE: April 15, 2024  
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

PHONE: 407-836-0048

SUBJECT: Selection of Contractor, Request for Proposals, Y24-162-AV, Construction Cost Estimation and Scheduling

RECOMMENDATION:

Selection of one firm and two ranked alternates to provide Construction Cost Estimation and Scheduling, Request for Proposals, Y24-162-AV, from the following firms listed alphabetically:

- AtkinsRealis USA Inc.
- Kraus-Manning, Inc. dba KMI International
- PMA Consultants L.L.C.

Further request Board authorization for the Procurement Division to negotiate and execute a contract within a budget of \$1,350,000 for a three-year term. Further request authorization for the Procurement Division to renew the contract for two additional one-year terms.

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.

Proposals were evaluated by the Procurement Committee on April 3, 2024. Commissioner Mayra Uribe was assigned to the Procurement Committee.

PROCUREMENT:

The Contractor shall provide cost estimating and scheduling services to assist with evaluating numerous County capital improvement projects of varying sizes and scopes.

FUNDING:

Funding is available in the account number 0001-043-1705-3110.

DISCUSSION:

Eight proposals were received in response to this Request for Proposals (RFP). The Procurement Committee evaluated the proposals in accordance with the criteria set forth in the RFP. The proposals submitted by 8-Koi Inc., Leopard Project Controls LLC, NV5 Inc. and Sunshine Project Management LLC scored too low for Board consideration. Willis Construction Consulting Inc. was deemed non-responsive for failing to submit documents that meet the requirements of the RFP.

The Procurement Committee's consensus scores are attached.

**Procurement Committee Meeting - April 3, 2024**  
**Y24-162-AV, Construction Cost Estimation and Scheduling**

CRITERIA	Qual. of Staff	Qual of Firm	Technical Approach	Location	M/WBE	Dislocated Workers (B)	SDV Sub (B)	SDV Prime (B)	Fee Proposal	Total Weighted Points
Weighted Value	25	20	20	10	10	5	10	5	15	120
(B) Indicates Bonus Points (Maximums Bonus Points Above)										
AtkinsRealis USA Inc.	125.00	100.00	100.00	50.00	50.00	0.00	20.00	0.00	62.92	507.92
Kraus-Manning, Inc. dba KMI International	75.00	80.00	60.00	50.00	50.00	0.00	0.00	0.00	56.82	371.82
PMA Consultants L.L.C.	87.50	40.00	80.00	50.00	25.00	0.00	20.00	0.00	52.85	355.35



**INTEROFFICE MEMORANDUM**

March 29, 2024

TO: Ana Villalona, Contracting Agent  
Procurement Division

FROM: Kesi Warren, Senior Contract Administrator  
Business Development Division

SUBJECT: Business Development Division M/WBE Proposal Evaluation

PROJECT: Y24-162-AV, Construction Cost Estimation and Scheduling

APPROVED: Sheena Ferguson 4.3.2024

The Minority/Women Business Enterprise (M/WBE) sub-consultants' participation goal for this RFP is 24% and the M/WBE Employment Workforce goal is 18% M/WBE and 6% Women Business Enterprise (WBE). Listed below are the respondents to the subject RFP with their M/WBE participation score along with the bonus points for Dislocated Workers and Registered Service-Disabled Veterans:

- 1. 8-Koi, Inc.  
MAJORITY PRIME

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
*N/A			

\*The Schedule of Sub-Contracting – M/WBE Participation form state “N/A”. Therefore, the evaluator cannot assess M/WBE subconsultant points.

Total M/WBE Participation Proposed: 0%

**M/WBE Sub consultant participation Weighted Score: 0**

Total M/WBE Workforce: 50%

Total WBE Workforce: 25%

**Minority Workforce and Women Workforce Weighted Score: 25**

**Total M/WBE Participation Weighted Score: 25**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
*N/A		

\*The Schedule of Sub-Contracting – SDV Participation from state “N/A”. Therefore, the evaluator cannot assess SDV bonus points.

Registered SDV(s) Proposed: 0  
**SDV Bonus Points: 0**

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

\*The Dislocated Worker form “is blank for number of individuals to be hired”. Therefore, the evaluator cannot assess Displaced Worker bonus points.

**Total Bonus Points: 0**  
*(Includes SDV & Dislocated workers)*

2. AtkinsRealis USA Inc.  
MAJORITY PRIME

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
*ProjectStar Management Consultants, Inc.	AAF-MWBE	24%	Cost Estimating and Legal Support Services

Total M/WBE Participation Proposed: 24%  
**M/WBE Sub consultant participation Weighted Score: 25**

Total M/WBE Workforce: 30%  
Total WBE Workforce: 30%  
**Minority Workforce and Women Workforce Weighted Score: 25**

**Total M/WBE Participation Weighted Score: 50**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
Alliance Design and Construction, Inc.	2	Cost Estimating and Legal Support Services

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

\*Dislocated Worker(s) Proposed: 0

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

\*The Dislocated Worker form state "0". Therefore, the evaluator cannot assess Displaced Worker bonus points.

**Total Bonus Points: 2**

*(Includes SDV & Dislocated workers)*

3. Kraus-Manning, Inc. dba KMI International  
MAJORITY PRIME

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
Equal Access Construction		17.3%	Project Manager and Technical Support
Maximo Construction LLC		6.8%	Estimating

Total M/WBE Participation Proposed: 24.1%

**M/WBE Sub consultant participation Weighted Score: 25**

Total M/WBE Workforce: 24%

Total WBE Workforce: 42%

**Minority Workforce and Women Workforce Weighted Score: 25**

**Total M/WBE Participation Weighted Score: 50**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role

\*The Schedule of Sub-Contracting – SDV Participation from state "Not Applicable". Therefore, the evaluator cannot assess SDV bonus points.

Registered SDV(s) Proposed: 0

**SDV Bonus Points: 0**

\*Dislocated Worker(s) Proposed: 0

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

\*The Dislocated Worker form state "Not Applicable". Therefore, the evaluator cannot assess Displaced Worker bonus points.

**Total Bonus Points: 0**

*(Includes SDV & Dislocated workers)*

4. Leopard Project Controls LLC  
 MAJORITY PRIME

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
Chace Construction Services, LLC dba CCS	MBE	16.97%	Estimation Support
Temoney Banks Consulting, LLC	MWBE	7.04%	Technical Support

Total M/WBE Participation Proposed: 24.01%  
**M/WBE Sub consultant participation Weighted Score: 25**

Total M/WBE Workforce: 60%  
 Total WBE Workforce: 30%  
**Minority Workforce and Women Workforce Weighted Score: 25**

**Total M/WBE Participation Weighted Score: 50**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
National Construction and Consultant LLC	2	Administrative Support

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

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

\*The Dislocated Worker form was not submitted with the proposal. Therefore, the evaluator cannot assess Displaced Worker bonus points.

**Total Bonus Points: 2**  
*(Includes SDV & Dislocated workers)*

5. NV5, Inc.  
 MAJORITY PRIME

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
Temoney Banks Consulting LLC		25%	Technical and Administrative Support

Total M/WBE Participation Proposed: 25%  
**M/WBE Sub consultant participation Weighted Score: 25**

Total M/WBE Workforce: 0%  
 Total WBE Workforce: 0%  
**\*Minority Workforce and Women Workforce Weighted Score: 0**

\*The Equal Opportunity Workforce Schedule was not completed correctly. Therefore, the evaluator cannot assess the Minority and Women Workforce.

**Total M/WBE Participation Weighted Score: 25**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
*N/A		

\*The Schedule of Sub-Contracting – SDV Participation from state “N/A”. Therefore, the evaluator cannot assess SDV bonus points.

Registered SDV(s) Proposed: 0  
**SDV Bonus Points: 0**

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

\*The Dislocated Worker form state “N/A”. Therefore, the evaluator cannot assess Displaced Worker bonus points.

**Total Bonus Points: 0**  
*(Includes SDV & Dislocated workers)*



6. PMA Consultants, L.L. C.  
MINORITY PRIME

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
Chace Construction Services, LLC		5%	Scheduling
Temoney Banks Consulting		5%	Cost Estimating
Maximo Construction		5%	Cost Estimating

Total M/WBE Participation Proposed: 15%  
**M/WBE Sub consultant participation Weighted Score: 0**

Total M/WBE Workforce: 40%  
 Total WBE Workforce: 30%  
**Minority Workforce and Women Workforce Weighted Score: 25**

**Total M/WBE Participation Weighted Score: 25**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
Blue Cord Design & Construction, LLC	2	Cost/Scheduling

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

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

\*The Dislocated Worker form state "N/A". Therefore, the evaluator cannot assess Displaced Worker bonus points.

**Total Bonus Points: 2**  
*(Includes SDV & Dislocated workers)*

7. Sunshine Project Management LLC  
 MAJORITY PRIME

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
*None			

\*The Schedule of Sub-Contracting – M/WBE Participation form indicates that “the firm will perform all the work with their workforces”. Therefore, the evaluator cannot assess M/WBE subconsultant points.

Total M/WBE Participation Proposed: 0%  
**M/WBE Sub consultant participation Weighted Score: 0**

Total M/WBE Workforce: 50%  
 Total WBE Workforce: 50%  
**Minority Workforce and Women Workforce Weighted Score: 25**

**Total M/WBE Participation Weighted Score: 25**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
*N/A		

\*The Schedule of Sub-Contracting – SDV Participation from state “N/A”. Therefore, the evaluator cannot assess SDV bonus points.

Registered SDV(s) Proposed: 0  
**SDV Bonus Points: 0**

\*Dislocated Worker(s) Proposed: 5  
**Dislocated Worker(s) Bonus Points: 5**

\*The Dislocated Worker form state “15+”. However, the maximum number of Dislocated Worker hires is five (5); one point for each hire. Therefore, five (5) Displaced Worker bonus points will be assessed.

**Total Bonus Points: 5**  
*(Includes SDV & Dislocated workers)*