



February 9, 2024

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

~~FROM:~~

Carrie Mathes, CFCM, NIGP-CPP, CPPO, C.P.M., Manager II,  
Procurement Division

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

SUBJECT: Consultant Selection, Request for Proposals, Y24-807-MB, Design Services  
for Orange County Convention Center North-South Building Food Service  
Renovations

**RECOMMENDATION:**

Selection of one firm and two ranked alternates to provide Design Services for Orange County Convention Center North-South Building Food Service Renovations, Request for Proposals Y24-807-MB from the following firms listed alphabetically:

- Architectural Design Collaborative, Inc.
- Helman Hurley Charvat Peacock/Architects, Inc.
- KZF Design LLC d.b.a KMF Architects

Request Board authorization for the Procurement Division to negotiate and execute a contract with a not-to-exceed budget of \$1,759,831. 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.

The proposals were evaluated by the Procurement Committee on February 7, 2024. Commissioner Nicole Wilson was assigned to the Procurement Committee.

**PROCUREMENT:**

This contract will provide architectural and engineering design as well as construction to renovate the food courts and restaurants interior finishes such as flooring, ceiling, walls, and seating. In addition to renovating the food courts and restaurants interior finishes, the scope includes upgrading plumbing, mechanical variable air volumes, electrical, energy efficient lighting, kitchen equipment and hoods, and hood controls, while protecting other existing building systems (i.e., fire protection and alarms, drain lines, A/C controls) already replaced to meet local and federal regulations. Additionally, as part of the design services, the functionality of existing systems described in the above paragraph must be reviewed and documented. The new design would provide equal or better systems. This project is located in District 6.

**FUNDING:**

Funding is available in account number 4430-035-0965-24-6210.

**DISCUSSION:**

Four proposals were received in response to this Request for Proposals (RFP). The proposal from Convergence Design, LLC scored too low for Board consideration. The Procurement Committee evaluated the proposals in accordance with the criteria set forth in this RFP. The Procurement Committee's consensus scores are attached.

Procurement Committee Meeting - February 7, 2024  
Y24-807-MB, Design Services for Orange County Convention Center  
North-South Building Food Service Renovations

CRITERIA	Project Manager	Engineer	Project Team	Scope	VOW	Location	M/WBE	Dislocated Workers (B)	SDV (B)	Total Weighted Points
Weighted Value	15	10	15	30	5	10	15	5	15	120
Similar Projects Requested	3	3	(B) Indicates Bonus Points (Maximums Bonus Points Above)							
Architectural Design Collaborative, Inc. (ADC)	75.00	33.33	30.00	90.00	20.00	50.00	37.50	0.00	2.00	337.83
Helman Hurley Charvat Peacock/Architects, Inc.	50.00	50.00	75.00	120.00	25.00	50.00	75.00	0.00	6.00	451.00
KZF Design LLC, dba KMF Architects	75.00	33.33	60.00	120.00	20.00	50.00	75.00	0.00	10.00	443.33

POINT STRUCTURE:

1= Poor      4= Above Avg.  
2= Below Avg. 5= Excellent  
3= Average



## INTEROFFICE MEMORANDUM

January 23, 2024

TO: Michelle Black, Contracting Agent  
Procurement Division

FROM: Angela Brown, Senior Contract Administrator  
Business Development Division

SUBJECT: Business Development Division M/WBE Proposal Evaluation

PROJECT: Y24-807-MB / Design Services for Orange County Convention Center North-South Building  
Food Service Renovations

APPROVED: Sheena Ferguson 2.7.2024

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. ARCHITECTURAL DESIGN COLLABORATIVE, INC. Majority Prime

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
*SGM Engineering, Inc.	AM(Is)	28%	MEP/FP Engineering
BASE Consultants, Inc.	AF	3%	Structural Engineering
TJNG Partners, Inc.	WF	6%	Interior Design

\*Subconsultant's authorizing signature and date is not included on Form M-1 as required per RFP Y24-807-MB, Form M-1. Proposer will not receive credit for subconsultant's inclusion.

Total M/WBE Participation Proposed: 9%

M/WBE Sub consultant participation Weighted Score: 0

Total M/WBE Workforce: 71%

Total WBE Workforce: 54%

Minority Workforce and Women Workforce Weighted Score: 37.5

**Total M/WBE Participation Weighted Score: 37.5**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
Blue Cord Design & Construction, LLC dba Blue Cord Professional Services	2	Cost Estimating

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

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

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

## 2. CONVERGENCE DESIGN, LLC

### Majority Prime

M/WBE Sub-consultant(s)	M/WBE Classification	Projected %	Sub-consultants Role
Voltair Consulting Engineers, Inc.	AFAM	28%	Mechanical, Electrical, Plumbing, Fire Protection, *Technology
**Cini-Little		20%	Food Service

\*Additional clarification needed on Technology role of subconsultant.

\*\*Subconsultant is not certified as an Orange County M/WBE. Proposer will not receive credit for subconsultant's inclusion.

Total M/WBE Participation Proposed: 28%  
M/WBE Sub consultant participation Weighted Score: 37.5

Total M/WBE Workforce: 0%  
Total WBE Workforce: 0%

Minority Workforce and Women Workforce Weighted Score: 0

**Total M/WBE Participation Weighted Score: 37.5**

Registered Service-Disabled Veteran(s) (SDV) Sub-consultant	Points	SDV Sub-consultant Role
None		

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

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

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

**3. HELMAN HURLEY CHARVAT PEACOCK/ARCHITECTS, INC.**  
**Majority Prime**

<b>M/WBE Sub-consultant(s)</b>	<b>M/WBE Classification</b>	<b>Projected %</b>	<b>Sub-consultants Role</b>
AVCON, Inc.	AM	20%	Mechanical/Electrical/Plumbing
Advanced Structural Design, Inc.	HM	4%	Structural
TJNG Partners, Inc.	WF	6%	Interiors

Total M/WBE Participation Proposed: 30%  
M/WBE Sub consultant participation Weighted Score: **37.5**

Total M/WBE Workforce: 39%  
Total WBE Workforce: 27%

Minority Workforce and Women Workforce Weighted Score: **37.5**

**Total M/WBE Participation Weighted Score: 75**

<b>Registered Service-Disabled Veteran(s) (SDV) Sub-consultant</b>	<b>Points</b>	<b>SDV Sub-consultant Role</b>
*Alliance Design & Construction, Inc.	2	
Blue Cord Design & Construction, LLC	2	Cost Estimating
FCM Engineering??	2	Energy Analysis
Roger Repstein (DBA RDC)	2	Peer Review/QA/QC Architect

**\*Service Disabled Subconsultant's registered scope(s) of work not reflected on Form M-2 as required per Y24-807MB, Form M-2. Proposer will not receive credit for subconsultant's inclusion.**

Registered SDV(s) Proposed: 4  
SDV Bonus Points: 6

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

**Total Bonus Points: 6**  
(Includes SDV & Dislocated Workers)

**4. KZF Design LLC dba KMF Architects**  
**Majority Prime**

<b>M/WBE Sub-consultant(s)</b>	<b>M/WBE Classification</b>	<b>Projected %</b>	<b>Sub-consultants Role</b>
Hammond and Associates, Inc.	AFAM	22%	MEP Engineering
Premier Structural Engineering, Inc.	AFAM	3%	Structural Engineering
Carlsson Construction Estimators	WF	3%	Cost Estimating

Total M/WBE Participation Proposed: 28%  
M/WBE Sub consultant participation Weighted Score: **37.5**

Total M/WBE Workforce: 33%  
Total WBE Workforce: 42%

Minority Workforce and Women Workforce Weighted Score: **37.5**

**Total M/WBE Participation Weighted Score: 75**

<b>Registered Service-Disabled Veteran(s) (SDV) Sub-consultant</b>	<b>Points</b>	<b>SDV Sub-consultant Role</b>
FCM Engineering	2	Sustainability
Blue Cord Design & Construction, LLC dba Blue Cord Professional Services	2	Scheduling & Constructability Review
Alliance Design & Construction, Inc.	2	QA/QC Review - Architecture
RGD Consulting Engineers	2	QA/QC Review – MEP & Structural
*Mule Engineering & Construction	2	Phase Coordination

**\*Additional clarification needed on the role of subconsultant.**

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

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

**Total Bonus Points: 10**  
*(Includes SDV & Dislocated Workers)*