



POLK STATE COLLEGE

INTENT TO AWARD

REQUEST FOR QUALIFICATIONS (RFQ)

RFQ #21-02

Construction Management at Risk Services for Remodel/Renovation Building#4, WFA

1. Background

- a. Polk State College issued the Request for Qualification (RFQ) #21-02 for Construction Management at Risk Services in accordance with the Purchasing manual. The purpose of the public solicitation is to select a firm to provide Construction Management at Risk services as described in the Scope of Work and associated drawings and specifications for the remodel/renovation Building#4, WFA.
- b. Generally, the services include:
 - i. Preparation of a Guaranteed Maximum Price (GMP).
 - ii. Code compliant Construction Management Services.
 - iii. Implement energy conservation means and methods to assist in resource conservation and the expense of operation.
 - iv. Support the College’s Direct Material Purchase Program.
 - v. Coordinate with Polk State College staff and A/E firm selected in the companion RFQ #21-01

c. The Evaluation committee:

Voting members

non-voting members

Dr. Allen Bottorff	Business Services	Mark Lillquist	Procurement
Reggie Webb	Equity and Inclusion	Angie Armbruster	Procurement
Dr. Craig Collins	Fine Arts -Leadership	George Urbano	Facilities
Greg Harris	Faculty Senate		
Robbie Manikis	Project Mgt		
Damon Lawrence	Campus Operations		
James Sharp	Fines Arts Dept-Representative		

2. Advertisement
 - a. The RFQ was advertised in the Polk County Democrat
 - b. Posted on the Procurement Department's ITB/RFQ bulletin Board
 - c. Posted on the Polk State College website at the Procurement Department's web page RFQ #21-02.

3. Distribution / Submittals
 - a. The RFQ document was available for download from the Polk State College Purchasing website.
 - b. A non-mandatory Pre-Proposal conference was held on November 19, 2022.

 - c. Five (5) proposals were received. ALL five (5) were reviewed and deemed to be responsive and accepted. In alphabetical order:
 - i. A.D. Morgan Corporation
 - ii. Bergland Construction
 - iii. Charles Perry Partners, Inc
 - iv. Gilbane
 - v. Rodda Construction

d. The scores for the written submittals were:

	Average score	Action
A. D. Morgan	611	shortlisted
Bergland	562.5	shortlisted
CPPI	549.5	
Gilbane	545.5	
Rodda	588.5	shortlisted

e. The Evaluation Team agreed to interview the three (3) top ranked firms, January 5, 2022.

4. Reference Check - The Procurement Department performed a reference check of the firms selected to interview/present. The results of the reference check was shared with the Evaluation Team for scoring during the presentation.

5. A virtual presentation/interview were held on January 5, 2022. The Evaluation Team scored each of the presentations as follows:

Scoring summary

	Average Score
A.D.Morgan	661
Rodda	607
Bergland	616

6. Polk State College's President and the Evaluation Committee jointly recommend to the District Board of Trustees approval of the ranking of firms. Additionally authorize the President's Designee to enter contract negotiations with the highest ranked firm for the contracts service. Should that effort prove unsuccessful, the next firm in line will be contacted until such time a contract is negotiated and signed or re-start the public solicitation process.

RFQ#21-02 Construction Management at Risk Services

Ranking	Firm
#1	A.D. Morgan
#2	Berglund
#3	Rodda