



POLK STATE COLLEGE

INTENT TO AWARD

RFQ #22-05

Construction Management at Risk Services for Northeast Ridge (NER)

1. Background

- a. Polk State College issued the Request for Qualification (RFQ) #22-05 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 development and construction of multi-phase buildings.
- 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 #22-03

c. The Evaluation committee:

Voting members

Non-voting members

Reggie Webb	Sr. VP	Bob Stack	Procurement
Lonnie Thompson	Equity and Inclusion	Angie Armbruster	Procurement
Beth Luckett	Health Services	George Urbano	Facilities
Greg Harris	Faculty Senate		
Robbie Manikis	Planning & Construction		
Keith Smith	Campus Operations		
Lee Malone	IT infrastructure		

2. Advertisement

- a. The RFQ was advertised in the Polk County SUN October 26, 2022.
- 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 #22-05.

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 November 9, 2022.
- c. Three (3) proposals were received. ALL three (3) proposals were reviewed and deemed to be responsive and accepted. In alphabetical order:
 - i. A.D. Morgan Corporation
 - ii. Henkelman Construction
 - iii. Rodda Construction
- d. The scores for the written submittals were:

	Score	Action
AD Morgan	671.30	shortlisted
Henkelman	600.70	shortlisted
Rodda	606.00	shortlisted

- e. The Evaluation Team agreed to an in-person presentation/interview of the ranked firms, January 4, 2023.

- 4. Reference Check - The Facilities Department in conjuncture with Procurement Services performed a reference check of the firms selected to interview/present. The results of the reference check were shared with the Evaluation Team for scoring during the presentation.
- 5. In-person presentation/interviews were held January 4, 2023. The Evaluation Team scored each of the presentations/interviews as follows:

Scoring summary

Firm	Score
AD Morgan	691.00
Henkelman	648.00
Rodda	577.00

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 contracted services. Should that effort prove unsuccessful, the next firm in line will be contacted, unit such time a contract is negotiated and signed or re-start of the public solicitation process

RFQ#22-05 Construction Managers at Risk Services

Ranking	Firm
#1	AD Morgan
#2	Henkelman Construction
#3	Rodda Construction