

**STATE OF FLORIDA
DEPARTMENT OF MILITARY AFFAIRS
CONSTRUCTION & FACILITY MANAGEMENT OFFICE
PUBLIC ANNOUNCEMENT**

**REQUESTING QUALIFICATIONS
FOR CONSTRUCTION MANAGEMENT at RISK SERVICES**

For

**PROJECT NUMBER: 120294
FLORIDA ARMY NATIONAL GUARD READINESS CENTER,
PANAMA CITY, FLORIDA**

REQUEST FOR QUALIFICATIONS (RFQ):

The State of Florida, Department of Military Affairs (DMA), Construction & Facility Management Office (CFMO) requests qualifications from Qualified, Licensed General Contractors who wish to provide submittals for Construction Management (CM) at Risk services (i.e. the Negotiated Fee-Guaranteed Maximum Price (GMP) Construction Contracting Method as defined by Rule 60D-5.002 (11) Florida Administrative Code (F.A.C.) on the following project:

PROJECT NUMBER: 120294

PROJECT NAME: National Guard Readiness Center

PROJECT LOCATION: Panama City, Florida

ESTIMATED CONSTRUCTION BUDGET: \$22,500,000

PROJECT SCOPE: A new Florida Army National Guard (FLARNG) Readiness Center Facility located on a 25 acre site in Bay County at the northwest corner of the intersection of West Bay Parkway and Johnny Reaver Road adjacent to the Northwest Florida Beaches International Airport, consisting of an approximate size of the following:

Primary Facilities

- 72,000 sf Readiness Center
- 8,000 sf Detached General Purpose Training Bay
- 2,600 sf Unheated Storage Building
- 300 sf Controlled Waste Facility
- 200 sf Flammable Materials Facility
- 10,000 sy Rigid Pavement for MEP

Supporting Facilities

- 2,000 sy Rigid Concrete Paving

- 9,700 sy Flexible Paving
- 1,500 lf Security Fencing
- 1,700 lf Rigid Curbing
- 1,200 sy Concrete Sidewalks

All materials, labor, equipment and services, including but not limited to all civil (including clearing, grading and grubbing, with potential of geothermal), landscaping, structural, architectural, heating, ventilating, air conditioning, plumbing, fire protection, electrical (with potential of solar photovoltaic renewable energy systems and 72 hour emergency power generator with automatic transfer switch), network communications, electronic security system, force protection, all interior finishes to include furniture with power as well as voice and data capabilities and exterior finishes with ballistic entryways, and other miscellaneous work necessary to fully construct the Readiness Center Facility as described in the Design Documents and Technical Specifications.

Assist the Architectural and Engineering Firm with constructability reviews; research of State and local code requirements along with applicable regulations; application and acquisition of general storm water permit, environmental permit or permit modification; design and engineering with Technical Specifications and O&M Manuals; life cycle cost analysis, detailed line-item construction cost estimates, DD form 1354 and construction administration required to provide a complete and functional turn-key facility.

Total project will be constructed to current Florida Building Codes (FBC), current local building codes, current Florida Energy codes, American Disability Act criteria, and to achieve LEED SILVER Certification.

The requirement for this project is to successfully be awarded LEED Silver or better. As a result, it is imperative to have a contractor that is experienced with LEED and is committed to the successful achievement of LEED Silver.

Contractor must have at least one employee that is a registered LEED Accredited Professional (AP) with the USGBC (contracted LEED employees or consultants will meet this requirement). This person's accreditation must be current and valid at the time of submission and remain the same throughout the duration of the contract. The contractor shall provide resumes for the LEED Accredited Professionals and shall designate the LEED AP that will be responsible for this project. The LEED AP's resume must include detailed, project specific information, such as but not limited to their list of LEED projects, their involvement in the project and copies of the completed LEED certificates.

Contractor or Contractor's LEED AP designee must have relevant experience with a minimum of two (2) projects designed to, and effectively certified at any level of LEED Certification for New Construction within the previous five (5) years.

The General Contractor will also need to secure and provide the required building permitting to include the preparation, submittal, payment and review coordination of the State Fire Marshall, Water Management District, Environmental Resource Permit (including permit fees), Florida Department of Environmental Protection (FDEP) Notice of Intent (including filing fees), Bay

County Review Permit Fee, and any other permits and fees required by other county, local or state authorities. All structures will be constructed to meet applicable wind load requirements for the area.

Project will be designed in accordance with Army National Guard (ARNG) Design Guides 415-1 & 415-5, the Unified Facilities Criteria, Army Regulations, Antiterrorism and Force Protection, as well as satisfying the criteria programmed on the DD Form 1390/1391 Military Construction Project Data. General Contractor must ensure construction remains in full compliance with the requirements of the Drawings, Specifications, Contractual Conditions, and Non-Technical Specifications, which have been prepared by the Architectural and Engineering Firm and shall furnish Construction Management Services for all phases of construction during the project life cycle.

These new facilities will require utilization of construction materials and equipment offering the greatest degree of maintenance-free longevity and operational energy efficiency. Facility is to be constructed for a minimum life of fifty (50) years in accordance with DoD's Unified Facilities Code 1-200-02.

COMPETITIVE SELECTION INFORMATION (QUALIFICATIONS CRITERIA):

Firms must be licensed in the State of Florida at the time of submittal. Further, if a corporation, the firm must be registered by the Department of State, Division of Corporations. The relative ability of each firm to perform the services required shall be determined utilizing the evaluation criteria set forth in the evaluation scoring form number, DMS PD24 Dated 6/2014 with an adjustment to the Table One (1) – Mileage Radius Points (Point values will be assigned in increments of 40 road miles from project with a total of 10 Points available). Pursuant to Rule 60D-5.0082, F.A.C., at least three firms, deemed to be most highly qualified to perform the required services, shall be selected and posted in order of preference on the Vendor Bid System. (PD24 is available at https://www.dms.myflorida.com/business_operations/real_estate_development_and_management/building_construction/forms_and_documents)

REDACTED COPY: All materials submitted as part of this solicitation will be a public record subject to the provisions of Chapter 119, Florida Statutes. If a Respondent considers any portion of the documents, data or records submitted in its Qualifications to this solicitation to be confidential, proprietary, trade secret or otherwise not subject to disclosure pursuant to Chapter 119, Florida Statutes, the Florida Constitution or other authority, a Respondent must mark the document as “Confidential” and simultaneously provide the Department with a separate .pdf redacted copy of its Qualifications and briefly describe in writing the grounds for claiming exemption from the public records law, including the specific statutory citation for such exemption. This redacted copy shall contain the Department’s solicitation name, number and the Respondent’s name on the cover and shall be clearly titled “Redacted Copy.” The Redacted Copy should only redact those portions of material that the Respondent claims is confidential, proprietary, trade secret or otherwise not subject to disclosure pursuant to Chapter 119, Florida Statutes, the Florida Constitution or other authority. In the event of a request for public records pursuant to Chapter 119, Florida Statutes, the Florida Constitution or other authority, to which documents that are marked as confidential are responsive,

the DMA will provide the Redacted Copy to the requestor. If the Respondent fails to submit a redacted copy of information it claims is confidential, the DMA is authorized to produce the entire documents, data or records submitted to the DMA in answer to a public records request for these records.

RESPONSE INSTRUCTIONS: On or before the response due date listed below or amended, firms interested in being considered for this project must submit five (5) printed copies, (1) one scanned copy, and (1) one scanned redacted copy (if applicable) of the entire response in Adobe (.pdf) on a Compact Disk of their submittals with a table of contents and tabbed sections in the following order:

Preliminary Screening:

1. A letter of interest detailing the firm's qualifications to meet the above referenced selection criteria, to include firm name, address, contact person, telephone number and email address.
2. A Contractor's Experience Questionnaire and Financial Information – Form Number CM01 Revised 7/2016, available at Department of Management Services website:
https://www.dms.myflorida.com/business_operations/real_estate_development_and_management/building_construction/forms_and_documents
3. Demonstration (Google Map or similar) of road mileage from firm's active, primary office where they report to on a daily basis, to the project site. Project location is at the northwest corner of the intersection of Johnny Reaver Road and West Bay Parkway adjacent to the Northwest Florida Beaches International Airport, 6300 West Bay Parkway, Panama City, FL 32409. Points will be assigned up to 400 road miles from project location.
4. Project listing of relevant experience (including name of client with contact information, designer of record with contact information). Projects should be Construction Management relevant to the scope and magnitude of this project.
5. Resumes of proposed staff and staff organizations, for both pre-construction and construction phases (ensure you include LEED professional)
6. Describe effective Project Management Systems utilized to successfully complete relevant projects.
7. Copies of the firm's current Florida Department of Business and Professional Regulation Contracting License.
8. For Corporations only: If the firm offering services is a corporation, it must be properly registered with the Department of State to operate in Florida and must provide a copy of the firm's current Florida Corporate Registration.

9. At a minimum, provide five (5) references (must include the relevant experience projects at number 4.) that contain the following: project name and scope, owner’s representative name, email and telephone number.

INTERVIEWS: The Selection Committee will conduct discussions with and may require public presentation by no fewer than three (3) firms regarding their qualifications, approach to the project and ability to furnish the required services. Selection of finalists for interview will be made on the basis of proposed office distance to site, financial capacity to project scope, relevant project type experience, proposed preconstruction phase staff, proposed construction phase staff and project management systems utilization. The list of firms selected for interview by the Selection Committee will be posted on the Vendor Bid System website. Each invitee will be notified by email of the date and time of its interview/presentation. All interviews will be held at the following address: National Guard Armory, 2305 State Road 207, St. Augustine, FL 32086.

QUESTIONS: Any questions from prospective firms concerning the RFQ shall be submitted in writing, identifying the submitter, to CFMO Contracting by email at ng.fl.flarng.list.cfmo-contracting@mail.mil no later than 5:00 p.m. June 12, 2020. All questions and answers/changes to the solicitation will be provided in writing and posted on the Vendor Bid System (VBS) website. It is the prospective firm’s responsibility to check periodically for any information updates to the solicitation which are posted to the VBS website. The DMA bears no responsibility for any delays, or resulting impacts, associated with a prospective firm’s failure to obtain the information made available through the VBS website.

INFORMATION WILL NOT BE AVAILABLE BY PHONE: Any information received through an oral communication shall not be binding on the DMA and shall not be relied upon by an offeror. Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the solicitation and the end of the 72-hour protest period following the agency posting the notice of intended award, excluding Saturdays, Sundays and state holidays, any employee or officer of the executive or legislative branch concerning any aspect of this solicitation, except in writing to the procurement officer or as provided in this solicitation. Violation of this provision may be grounds for rejecting the response.

SELECTION SCHEDULE: The table below contains the tentative Timeline of Events for this advertisement. Firms shall become familiar with the Timeline of Events. The dates and times within the Timeline of Events may be subject to change. It is the firm’s responsibility to check for any changes. All changes to the Timeline of Events will be made through an addendum to the advertisement on the VBS website. Firms are responsible for submitting all required documentation by the dates and times (Eastern Time) specified below.

Selection Schedule	EVENT TIME (ET)	EVENT DATE
RFQ posted to FAR and the VBS website.		6/8/20
Question Period Ends.	By 5:00 PM	6/12/20
Answers to Questions posted to the VBS website.	By 5:00 PM	6/17/20
Responses from Vendors due.	By 4:00 PM	7/9/20

Responses reviewed for responsiveness.		7/14/20
Post shortlist results to the VBS website.		7/21/20
72-hour protest period ends.		7/24/20
Interview/Presentations of shortlisted firms.		7/28/20
Anticipated Posting of final results to the VBS website.		7/31/20
72-hour protest period ends.		8/5/20
Anticipated contract start date.		TBD

RESPONSE DUE DATE: Responses must be received by the DMA, in accordance with the document delivery instructions below, on or before July 9, 2020 by 4:00 p.m. Eastern Time.

DOCUMENT DELIVERY: Responses are to be submitted to:
CFMO Contract Management Branch
RFE Armory
2305 State Road 207
St. Augustine, FL 32086

The time/date stamp/clock in the Department shall serve as the official authority to determine timeliness of the responses. Responses, which for any reason are not timely received, will not be considered. Late responses will be declared non-responsive and will not be further evaluated. Unsealed and/or unsigned responses received by telegram, facsimile transmission or other similar means are not acceptable, and will be declared non-responsive and will not be further evaluated. Submittals that do not comply with the requirements or instructions of this solicitation document will be declared non-responsive and will not be further evaluated.

AWARD POSTING: Official notice of final selection results will be by electronic posting on the VBS website http://www.myflorida.com/apps/vbs/vbs_www.main_menu. Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed shall constitute a waiver of proceedings under Chapter 120 Florida Statutes.

INABILITY TO POST ELECTRONICALLY:

If the DMA is unable to post an Intent to Award or Intent to Negotiate (due to technical difficulties) as defined above, the Department will notify all firms via the Point of Contact and electronic address provided to the Department. Notice will be posted as defined above once the technical difficulties have been rectified; however, the official posting time will be that time at which the last firm was electronically notified.

COMPETITIVE NEGOTIATION: DMA shall negotiate a contract in accordance with Rule 60D-5.0091, F.A.C.

DEBARMENT AND SUSPENSION: Contractors are subject to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, 2 CFR part 180. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

The Department of Military Affairs (DMA) shall comply with the DOD implementation of 2 CFR Part 180 (at 2 CFR Part 1125) by checking the Excluded Parties List System (EPLS) through the System for Award Management (SAM) at <https://www.sam.gov>. DMA shall not solicit offers from, nor award contracts to contractors listed in EPLS. This verification shall be documented in the contract files, and shall be subject to audit by the grantor and Federal/State audit agencies.

By submitting a response to this solicitation, the contractor covenants and agrees that it will comply with Office of Management and Budget guidance on nonprocurement suspension and debarment in 2 CFR Part 180, Subpart C, as implemented by Department of Defense (DOD) at 2 CFR Part 1125 by checking the EPLS at <https://www.sam.gov> to verify eligibility of subcontractors.

CONTINGENCY STATEMENT:

"The General Contractor (or registered land surveyor or professional engineer, as applicable) warrants that he/she has not employed or retained any company or person, other than a bona fide employee working solely for the General Contractor (or registered land surveyor or professional engineer, as applicable) to solicit or secure this agreement and that he/she has not paid or agreed to pay any person, company, corporation, individual or firm other than a bona fide employee working solely for the General Contractor (or registered land surveyor or professional engineer, as applicable) any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the Owner shall have the right to terminate this Agreement without liability and, at his discretion, to deduct from the Basic Services Compensation, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration."

DISCRIMINATION and PUBLIC ENTITY CRIME INFORMATION STATEMENT:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

The State of Florida requires all Vendors to implement a drug free workplace program as defined in 287.087, Florida Statutes.

MINORITY PROGRAM:

Minority Business Enterprises (MBE) are encouraged to participate in this Request for Qualifications. Utilization of MBE participation is highly encouraged from all participants. MBE's must be certified by the Office of Supplier Diversity.

The DMA will not be responsible for submittals/bids presented on forms, or information obtained from sources other than DMA, CFMO, Contract Management Branch, or solicitations posted to the Vendor Bid System.