

3. Lack of Good Faith:

The Contractor or firm may show that it attempted through reasonable and objective means and in good faith to comply with the terms of the contract relating to local businesses but was unable to comply. If the County determines that the Contractor or firm did not act in good faith, all amounts paid to the Contractor or firm under the County contract intended for expenditure with the local business shall be forfeited and recoverable by the County. In addition, the contract may be rescinded, and the County may return all, or a portion of the goods received and recover all amounts paid under the contract for the goods which were returned.

Effective July 1, 2015, the County **may not** use a local preference for a “competitive solicitation for **construction services** in which **fifty percent (50%) or more** of the cost will be paid from state appropriated funds which have been appropriated at the time of the competitive solicitation.” For any such solicitation, the County must disclose in the bid package that “any applicable local ordinance or regulation does not include any local preference...” See §255.0991, Florida Statutes.

SCOPE OF WORK

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INTRODUCTION

A. BACKGROUND INFORMATION

1. Escambia County is in the northwest panhandle of Florida, with Pensacola as the major city. A federal east-west interstate highway traverses the County, which also contains more than fifty miles of coastal land and a unique mix of both urban and rural areas. Consisting of 560,000 acres, the County has a population of approximately 322,000.
2. The Parks and Recreation Department serves the Board of County Commissioners and all County Departments that are under their supervision. The Parks Department maintains with oversight of 156 properties throughout Escambia County.
3. Athletic Parks (October 1, 2021, to September 30, 2022):
 - a. Escambia County Parks and Recreation maintains fifteen (15) athletic parks in Escambia County.
 1. Ashton Brosnaham is a 110-acre multi-use facility that hosts a non-profit local youth group soccer league.
 2. The primary use for the athletic park is soccer and lacrosse.
 3. Several amenities exist for this park including playground equipment, a pavilion for outdoor activities, concession stand, public restrooms, and assembly buildings that can be used for tournament play and private rental.
4. The County's Fiscal year runs from 1 October through 30 September, it is the intent of the County to award and begin implementation as soon as possible to facilitate the installation of a modular design-build project prior to July 31, 2023.

B. PURPOSE

1. This is a fast-tracked modular design-build project and shall meet the current locally adopted land development and building codes. The fully operational facility shall be turned over to Escambia County Parks & Recreation no later than July 2023. Successful bidder shall provide a full design schematic to meet the project programming needs along with a complete proposed project schedule and cost of construction at time of bid. Proposed schedule shall be presented in a Gantt chart to include, among other necessary items, design & permitting, site earthwork & foundations, modular manufacturing & delivery, final placement & turnover. Schedule must be detailed enough to determine feasibility of meeting the project deadline. Benchmarks that must be met are:
 1. Design Completion (December 1, 2022)
 2. Mobilization (January 30, 2023)
 3. Issuance of Building Permit (no later than February 6, 2023)
 4. Foundation (April 28, 2023)
 5. Building Delivery (May 5, 2023)
 6. Certificate of Occupancy & turnover (July 31, 2023)

ANY EXCEPTIONS TO THE FOLLOWING REQUIREMENTS SHALL BE CLEARLY STATED IN YOUR RESPONSE AND ALTERNATIVE SOLUTIONS SHALL BE CLEARLY DEFINED.

C. PROJECT MANAGEMENT

1. The entire project scope (site and building) shall be managed by one General Contractor with existing long-term relationships with a custom modular manufacturer with not less than 20 years in the custom modular design-build construction industry. **This experience and cohesiveness is required to meet the tight project schedule.**
2. All bidders must be registered as an active corporation within the state of Florida with no outstanding litigation, and a minimum time in business of five years
3. All bidders must have a registered DBPR license holder on staff holding an active Florida State certified building or general contractor license
4. All bidders must have a history of successfully performing similar size and scope projects within the state of Florida for at least five years prior to this announcement
5. All bidders must have a Florida based service/construction office with a full-time project manager on staff
6. All bidders must staff the job daily with a project manager, safety director, site superintendent and adequate personnel to perform all functions required
7. All bidders must show past performance of successful turnkey construction projects to include design, planning, civil work, underground utility work, building completion and occupancy within the scheduled timeline established by the owner
8. All bidders must submit three past projects as references with owner name, project description, location, and contact information

D. SITEWORK

1. Site design will be handled by Escambia County under separate contract.
2. Successful bidder will be responsible for actively coordinating with The Escambia County design professional on all sitework as it impacts the new facility (parking, utilities, etc...)
3. Successful bidder is responsible for all adjacent site & utility work, including sidewalks, directly impacting the building (not less than 10ft outside the building footprint).

E. BUILDING DESIGN PROGRAM

1. Facility must be ready for occupancy July 2023
2. 100 occupants (50 per team)
3. Building to be of modular steel framed construction and provided by a custom modular manufacturer with a proven, unbroken history of not less than 20 years in the industry, consistently meeting deadlines on similar projects.
4. Partial 2-story structure with areas as follows:
 - 6,000sf first floor to include: separate team showers & restrooms with STC45 walls. (1) Large open area to be divided in half by an STC45 folding partition. (1) large storage room for tables and chairs. (1) outside accessible, field equipment storage room
 - 1,200sf walkout covered concrete patio facing field
 - 1,800sf second floor to include floor to ceiling glass team skyboxes, referee office with restroom and shower and common gathering area.
 - 1,200sf second floor walk out covered media deck with handrails and secondary external stair access.
5. All Steel framing with impact & moisture resistant drywall and field finished joints

6. Vestibule for stair & elevator access to second floor
7. Open locker area that can be divided with retractable STC 45 rated walls for (2) teams. Wall and structural engineering to be provided by Contractor.
8. High efficiency exterior walls, roof, and floor meeting latest FEEC requirements
9. All interior habitable areas to be climate controlled
10. Design shall be overseen and sealed by a Florida registered architect, in coordination with, and sealed by, Florida licensed mechanical, electrical, and structural engineers.
11. Building to be certified through the State of Florida certification process as a modular building
12. Building foundation to consist of vapor protected subgrade concrete footings and/or slab - with gravel lined plumbing pit. Dry stack piers will not be permitted.
13. Building will be secured to foundation with anchor bolts and weld plate embeds.
14. Modules will be aligned using adjusting bolts and weld plates.
15. Floor system will be rigid factory-built structural metal deck over perimeter frame construction.
16. Floor will be field poured/pumped 4" concrete with industrial epoxy flake topcoat.
17. Exterior finish to be metal and fiber cement siding of a modern style.
18. Exterior paint scheme to match adjacent buildings along perimeter of stadium field.

6. PROCUREMENT AND IMPLEMENTATION

1. Vendor shall submit pricing for their design-build project. Bidder shall provide a full design schematic to meet the project programming needs along with a complete proposed project schedule and cost of construction at time of bid.
2. References Vendor shall provide a minimum of three past projects as references with owner name, project description, location, and contact information

G. PROPOSAL SUBMISSION REQUIREMENTS

Submitted proposals shall conform to the following format and be organized as outlined below. Responses should be complete and unequivocal. In instances where a response is not required, or is not applicable or material to the proposal, a response such as "no response is required" or "not applicable" is acceptable.

1. **Letter of Intent** to include:
 - a. Signature of an officer of the company authorized to bind the vendor to the proposal.
 - b. Company name, address, telephone number, and website.
 - c. Name, title, email address, and telephone number of the proposal contact person(s) who are authorized to represent the vendor and to whom correspondence should be directed.
 - d. A brief statement of the understanding of the scope of services to be performed.
2. **Company Background** to include:
 - a. A narrative history of the company.
 - b. Location of main offices and any local satellite.
 - c. Number of years in business of providing relationships with a custom modular manufacturer.

- d. Number of staff in primary functional areas (construction management, project management, etc...)
- e. Describe and list any current or pending litigation or arbitration.

3. Implementation Plan to include:

- a. A project & implementation schedule and training plan.
 - i. The project & implementation schedule should include major start and go-live dates(s), milestones, activities, and timing of deliverables previously listed above in Section B.
 - ii. Provide Gantt chart and include design, permitting, site work, building foundation, modular manufacturing and delivery, final placement and building turnover.
- b. Organizational chart of the project management team that the County will be working with the duration of the project.
- c. Resume(s) and staff experience level of the individuals on the project management team.
- d. Availability of the project management team for telephone or remote support, including days/hours of operation, general response times, and critical issue response times.
- e. Will there be any sub-vendors working on this project?
 - i. If sub-vendors will be utilized during the implementation of this project, please provide:
 - 1. Complete name of the sub-vendor
 - 2. Address, phone number & e-mail
 - 3. Type of work the sub-vendor will be performing

4. References to include:

- a. Three references based on the following:
 - i. Past projects.
- b. Please include with each reference an owner name, project description, location, and contact information.

5. Cost Proposal to include:

- a. A detailed cost proposal must be provided and marked as such. Costs should cover, at minimum, items found in the Scope of Services. This information will be 10% of the scoring during the evaluation process.

6. Purchasing Documents:

- a. Provide all forms and information requested by Escambia County in this section in accordance with the checklist provided in Tab 2 of the Solicitation.

H. EVALUATION PROCESS

The following subsection outlines the intended proposal evaluation process the County has identified. The County reserves the right to deviate from this process at its own discretion, and to (i) negotiate any and all elements of the RFP, (ii) amend, modify, or withdraw the RFP, (iii) revise any requirements under the RFP, (iv) require supplemental statements of information from any vendor, (v) extend the deadline for submission of proposals, (vi) cancel, in whole or part, this RFP if the County deems it is in its best interest to do so, (vii) request additional

information or clarification of information provided in any proposal without changing the terms of the RFP. The County may exercise the foregoing right at any time without notice and without liability to any vendor, or any other party, for expense incurred in the preparation of responses hereto or otherwise.

The County reserves the right to reject any or all proposals or parts of proposals, to accept part or all of proposals based on considerations other than lowest cost, and to create a project of lesser or greater expense than described in the RFP or the vendors reply, based on the component prices submitted. The County reserves the right to cancel this solicitation or to change its scope if it is in the best interest of the County.

Reference Checks

The County may employ a process of contacting references provided through the vendor proposals. This County reserves the right to conduct reference checks at any point in the evaluation process.

Best & Final Offer

A best & final offer process may be initiated if it is determined to be in the best interest of the County. Such process may be initiated following the identification of the vendor shortlist or at any other evaluation process step. Additional processes of scope and cost clarification may be employed as part of the evaluation process if is deemed in the County's best interest.

Clarification & Discussion of Proposals

The County may request clarifications and conduct discussions with any vendor that submits a proposal, including requesting additional information. The County reserves the right to select the proposal or proposals that it believes is the most responsive as determined by the Purchasing Department which will best serve the County business and operational requirements. Vendors shall be available for a system demonstration to County staff on dates specified in this RFP or as otherwise requested by the County if selected for system demonstrations. Failure of a vendor to respond to such a request for additional information clarification, or system demonstrations may result in rejection of the proposal. Clarifications may not result in a material or substantive change to the proposal. The initial evaluation may be adjusted because of the clarification under this section. The County reserves the right to waive irregularities in the proposal content or to request supplemental information form the vendors.

I. EVALUATION GRADING CRITERIA

1.	Cost	10 Points
2.	Meets Requirements	35 Points
3.	Design Schematic/construction sched.	25 Points
4.	Support/Maintenance	10 Points
5.	References/ Past projects	20 Points

**Ashton Brosnaham Locker Room/ Assembly with Skybox building
Bid Schedule**

Solicitor _____

No.	Item Description	Unit	Quantity	Unit Cost	Cost
1	Design of 7,800sf two-story locker room/ assembly modular steel framed building	LS	1		
2	Mobilization	LS	1		
3	Permitting	LS	1		
4	Foundation Construction	LS	1		
5	Building Delivery and Installation	LS	1		
6	Coordination with Site Contractor	LS	1		
			TOTAL COST:		