



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAY 13 2014 *KHBS*

May 5, 2014

To: Mayor Teresa Jacobs and the Board of County Commissioners  
From: *[Signature]* Johnny M. Richardson, Manager, Procurement Division  
Contact: John McGowan, Manager, OCCC Capital Planning Division 407-685-5838  
Subject: Award of Invitation for Bids Y14-761-MM, Orange County Convention Center West Building Phase II Upgrade

ACTION REQUESTED:

Approval to award Invitation for Bids Y14-761-MM, Orange County Convention Center West Building Phase II Upgrade, to the low, responsive, responsible bidder, PCL Construction Services, Inc., for the total contract award amount of \$41,200,000.

PROCUREMENT:

The scope of work includes renovation of the approximately 460,000 square feet of the Phase II building area of the West Building at the Orange County Convention Center (OCCC). Work to include renovation of existing exhibit halls, meeting rooms, concourses, and back-of-house spaces. Work to include replacement / upgrades of existing mechanical, electrical and security systems. Work to include replacement of roof membrane system as defined on the construction documents. The project site is located in District 6.

FUNDING:

Funding is available in account number 4430 035 0966 01 6210.

APPROVALS:

The OCCC Capital Planning Division and the Business Development Division concur with this recommendation.

REMARKS:

Award is recommended to PCL Construction Services, Inc. based on the fact that they achieved the MWBE goal and their bid was within 3% of the low bid of Hensel Phelps Construction, Co. Hensel Phelps did not meet the MWBE goal nor did they document satisfactory good faith effort. This recommendation is consistent with the MWBE provisions of the solicitation and the MWBE ordinance.

**Bids Received:**

**Bid Amount:**

Hensel Phelps Construction, Co.

\$40,162,000

**PCL Construction Services, Inc.**

**\$41,200,000**

J. Kokolakis Contracting, Inc.

\$41,489,000

The Morganti Group, Inc.

\$41,490,000

Clancy & Theys Construction Co.

\$42,080,000



**BUSINESS DEVELOPMENT DIVISION**

April 1, 2014

**TO:** Marsha Mussori, Senior Contract Administrator  
Procurement Division

**FROM:** Dexter Watts, Senior Contract Administrator  
Business Development Division

**SUBJECT:** Business Development Division Bid Evaluation

**PROJECT:** Y14-761-MM / Orange County Convention Center West Building Phase II Upgrade – Base Bid

The Business Development Division evaluated the 3 lowest bids of the 4 bids submitted for this project and found that the apparent low bidder Hensel Phelps Construction Co. did not achieve good faith effort documentation and reported 5.51% MWBE participation in their bid. Please note the following certified MWBE participation:

Mbe-am	Anderson Place Construction	\$133,271.00
Mbe-afam	Axios Construction Services, LLC	\$997,015.00
Wbe-wf	Division Ten Specialties	\$4,639.50
Wbe-wf	Unlimited Welding, Inc.	\$403,530.00
Wbe-wf	S. Saft & Company	\$9,090.00
Mbe-am	C.T. Windows, Inc.	\$665,010.00
<b>Total MWBE Participation</b>		<b>\$2,212,555.50 (5.51%)</b>

The second low bid submitted by PCL Construction Services, Inc. met the MWBE participation goal and reported 29.99% MWBE participation in their bid and is within the 3% sliding scale range of the low bidder, at 2.58%, for bid awards over \$5,000,000.01. Based on the having met the sliding scale range criteria, this award may be made to the second low bidder PCL Construction Services, Inc. Please note the following certified MWBE participation for the second low bidder:

Mbe-am	C.T. Windows, Inc.	\$652,970.00
Wbe-wf	Martin King Waterproofing	\$138,850.00
Mbe-am	Potential Electric, LLC	\$11,150,000.00
Mbe-hm	J. V. Installations Corp.	\$414,042.00
<b>Total MWBE Participation</b>		<b>\$12,355,862.00 (29.99%)</b>



**Interoffice Memorandum**

The third low bid submitted by J. Kokolakis Contracting, Inc. did not achieve good faith effort documentation and reported 5.66% MWBE participation in their bid.

Our evaluation of these bids was based on the participation listed on the subcontractor/supplier page. If the low bidder is not chosen, please let us know so that we may obtain Letters of Intent to confirm the participation.

Attached is a spreadsheet reconciling the bidders' compliance with the IFB's M/WBE requirements, including the percentage breakdown for all bidders and a comparison of the relative bids versus participation percentages.

c: Errick Young, Manager, Business Development Division

**BID COMPARISON - BASE**

**IFB-Y14-761-MM / Orange County Convention Center West Building Phase II Upgrade**

<b>Rank</b>	<b>Bidder</b>	<b>Bid Amount</b>	<b>M/WBE \$'s in Bid</b>	<b>% M/WBE (Goal 25%)</b>	<b>GFE</b>	<b>\$ Over Low Bid</b>	<b>% Difference From Low Bid (3%)</b>	<b>\$ Over 2nd Low Bid</b>	<b>% Difference From 2nd Low Bid</b>	<b>EEO % M / W</b>
Low Bid	Hensel Phelps Construction Co.	\$40,162,000.00	\$2,212,555.50	5.51%	no					26/16
2nd Low	PCL Construction Services, Inc.	\$41,200,000.00	\$12,355,862.00	29.99%	na	\$1,038,000.00	2.58%			34/10
3rd Low	J. Kokolakis Contracting, Inc.	\$41,489,000.00	\$2,346,907.00	5.66%	no	\$1,327,000.00	3.30%	\$289,000.00	0.70%	9/16
4th Low	The Morganti Group, Inc.	\$41,490,000.00	\$11,500,000.00	27.72%	na	\$1,328,000.00	3.31%	\$290,000.00	0.70%	33/16