



Legislation Details (With Text)

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Title:	Request to Begin Phase II RFQ and RFP Development for the County Administration Building				
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Date	Ver.	Action By	Action	Result
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Agenda Item Name:

Request to Begin Phase II RFQ and RFP Development for the County Administration Building

Presenter:

James K. Harriott, Jr., P.E., Deputy County Manager

Description:

Avison Young is prepared to begin Phase II of the contract developing the scope of work for the RFQ and RFP for the redesign of the County Administration Building.

Recommended Action:

Authorize Avison Young to Proceed with Phase II of the Agreement

Prior Board Motions:

August 20, 2020 the Board moved to 1) proceed forward with phase I and continue to develop an open, adaptable, and flexible options for the first floor to activate it for the community. And 2) to move the unused portion of the \$3M in FY20 to FY21 and move the \$34.5M from FY21 to FY22.

May 12, 2020 Board approved the contract for RFP 20-953 Technical Consultant for the County Administration Building, to Avison Young-Florida, LLC.

April 14, 2020, Board approved the ranking and authorized the negotiation of RFP 20-953 Technical Consultant for the County Administration Building.

Fiscal Consideration:

The analysis contract is \$402,000 contract with Avison Young-Florida LLC in account 300.19.1912.519.62.00. Planning, Architect Services, and construction are estimated to roughly be \$3M in FY21 and \$34.5M in FY22. These amounts will be further refined and brought back to the Board as part of the analysis contract.

Background:

On August 20, Avison Young presented preliminary findings on their Phase I analysis. The Phase I report covering the County's internal needs analysis, departmental interviews, financial feasibility, land & building analysis, site analysis, and procurement method is now complete.

Before Avison Young may proceed to Phase II Request For Qualifications (RFQ) & Request For Proposals (RFP) development, per the agreement with them, they must ask permission from the Board.

In Phase II, Avison Young will:

Assist in researching, developing and drafting request for information, requests for qualifications or request for proposals (or other solicitation deemed appropriate) as well as other associated procurement documents as needed for the selection of a design build team and or developers.

Assist with the RFQ/RFP process, in support of competitive process evaluation and potential Commission award to the most successful proposers, including evaluating bids, assist evaluation committee, assisting in developing recommendation for the Commission.

Liaison with Development Community to develop RFP.

Deliverables in Phase II are to develop a scope of work for the RFP/RFQ: preliminary project budget and preliminary project schedule.

The split RFQ and RFP process will allow the Board to focus on the most qualified developers and offers another check-in period before further committing time and resources into the project.

An RFQ if begun on October 13, should bring a short list of developers back to the Board no later than the first quarter of 2021.

If the Board approves of the short list, an RFP will be issued to that group which should return formal proposals to the Board by no later than July 2021.

Phase III of the project begins with the award, then design and construction of the project.

As this represents a major reinvestment in the City of Gainesville by Alachua County the award, design, and construction will involve multiple approvals from the Board in addition to conversations with downtown stakeholders.