

BUILDING BETTER COMMUNITIES, INC. SOLICITATION NUMBER RFQ 22-309

STEP #1: REQUEST FOR (PRE-) QUALIFICATIONS

CONSTRUCTION SERVICES FOR TEQUESTA RESERVE

DATE OF ISSUE: MONDAY, FEBRUARY 28, 2022

APPLICATOIN DUE DATE: THURSDAY, MARCH 31, 2:00 PM, EST

DATE OF OPENING FOR EVALUATION: THURSDAY, MARCH 31, 2:30 PM, EST (not a public opening)

> CONTACT: JOE RICARDO PROCUREMENT MANAGER **BUILDING BETTER COMMUNITIES, INC.** 4780 NORTH STATE ROAD 7 **LAUDERDALE LAKES, FL 33319**

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1. Introduction

Building Better Communities, Inc. (hereinafter BBC) is a non-profit entity associated with the Broward County Housing Authority (BCHA), an independent special district of the State of Florida. Building Better Communities, Inc. (BBC) was incorporated March 1, 2001 and is governed by a 5-member Board of Directors.

2. Purpose

The purpose of this Request for Qualifications (RFQ) is to establish a list of highly qualified applicants (hereinafter "Pre-Qualified List") eligible to participate in the preparation and submission of bids for the construction of the project described below in the scope of work and product description.

The pre-qualified list of bidders will be based on the firm's qualifications, capabilities and experience as demonstrated by satisfactory completion of similar projects of similar technical difficulty and costs.

Only firms that have been pre-qualified in accordance with the procedures set forth herein will be allowed to submit a bid for the project (Step #2). Bids received from firms who have not been pre-qualified as a result of this Request for Qualifications (Step #1) will not be considered. The decision to pre-qualify an Applicant shall not constitute a determination that the applicant is responsible, and such Applicant may be subsequently rejected as non-responsible on the basis of subsequently discovered information.

Applicants' submittals will be reviewed and evaluated based on each firm's Statement of Qualifications and the evaluation criteria in the RFQ. Firms that are pre-qualified to bid on the project will be notified and placed on a listing as a pre-qualified firm for a period of one (1) year.

Building Better Communities, Inc. (BBC) reserves the right to extend the application submission deadline for this RFQ via an addendum should such action be deemed necessary and in the best interest of BBC. All applicants shall be responsible for monitoring the listed websites for posted addenda. (Refer to section 9 of this document).

3. Background

Building Better Communities, Inc. (BBC) is dedicated to creating, providing and increasing high quality housing opportunities to Broward County residents.

At this time, BBC is seeking to pre-qualify bidders for the Tequesta Reserve construction project. The location for this property will be 4881 Griffin Road, Davie, Florida 33314. The plans have been approved by the Town of Davie Development Review Committee (DRC) and Planning and Zoning Board and the construction bid documents will be made available after the pool of pre-qualified contractors is determined through this Request for Qualifications (RFQ) for the contractors. For the purposes of reference, basic floor plans and site plans are provided for this RFQ. The necessary work is further described below in Project Description.

4. Scope / Product Description

The property located at 4881 Griffin Road, Davie, Florida 33314 is an existing apartment building exclusively for elderly residents situate in +/- 6.00 acres of land. The **new development will be done to the rear** of the existing building in the area that is now used for water retention.

Building Better Communities, Inc. (BBC) is proposing a Phase II expansion development with an independent +/- 84,000 sq. ft., 6-story, 76 units building. The new building will have a drop-off area porte-cochere structure and supporting parking field.

The expansion will include improvements to the existing parking field, drainage system and utility infrastructures, including a new lift-station.

The existing apartment building will remain fully occupied and construction phases of the expansion project will need to be carefully planned to maintain access to a predetermine amount of parking spaces, pedestrian safety and fully functional utilities and life safety components as deem required by all jurisdiction having authority and BBC.

5. Evaluation of Pre-Qualification Applications

BBC will determine whether applicants are either "qualified" or "not qualified" to bid on the Project. BBC will notify all applicants in writing whether or not they are deemed to be a pre-qualified contractor within thirty (30) calendar days after the deadline of receipt of the Pre-qualification Application. The decision shall be final and conclusive unless the applicant appeals within seven (7) calendar days of receipt of the Notice.

In determining whether an applicant should be pre-qualified, the BBC, in its sole and absolute discretion, will decide whether the applicant is capable of fully performing the contractual requirements for the construction project in all respects. The Pre-qualification process is designed to determine the applicant's performance capability as well as its business integrity and reliability.

Any unsatisfactory references may serve as a basis for disqualification of the applicant. Examples of unsatisfactory references include but are not limited to untimely performance, failure to properly schedule the work, failure to complete the work, defective work not corrected, failure to complete punch list work, lack of proper manpower to meet scheduled activities, poor workmanship, submission of unreasonable claims, failure to make prompt payments, inappropriate staffing, safety violations, or any other documented evidence of non-compliance with the terms and conditions of prior construction contracts.

In evaluating each Application for Pre-Qualification, the BBC will consider information provided in the Application for Pre-Qualification (Statement of Qualifications, etc.) and the following criteria:

- Applicant has been in business as a Florida Certified General Contractor or Florida Certified Building Contractor for a minimum of five (5) years and has successfully completed, on time and within budget, a minimum of two (2) construction projects of similar type; technical difficulty and cost within the last ten (10) years for governmental; institutional or private owners.
- Ability to obtain Performance and Payment Bonds in the amounts required for this project; confirmation of approval is required.
- Possession of a valid Florida Certified or Registered Contractor's license prior to bid submission.

- The experience of banks, subcontractors, and materials suppliers reflecting prompt payment and a current adequate line of credit.
- Applicant's safety record without major violations and citations within the past three (3) years.
- The proposed project foreman and work crew must have served in these same capacities on at least two similar construction projects within the last ten (10) years.

Applications will be evaluated in accordance with the criteria listed in these instructions. An unsatisfactory rating in any one category may be considered sufficient cause to determine than an applicant is "not qualified to bid."

By submitting an Application, the applicant agrees that BBC and/or its representatives may research the information provided and contact entities associated with such information, at its discretion.

BBC or its designee may deny pre-qualification to any applicant if it finds any of the following (in addition to other criteria outlined in this Application):

- a) Pre-qualification submittals that fail to conform to the requirements of the Pre-qualification Application and Statement of Qualifications may be considered non-responsive and the applicant determined to be "not qualified to bid."
- b) If any applicant knowingly makes a misrepresentation in submitting information to the BBC, such misrepresentation may be sufficient grounds for denying pre-qualification to that applicant or rescinding the applicant's pre-qualification. Any such misrepresentation may also result in debarment of the applicant by BBC.
- c) The applicant does not have sufficient financial ability, including bonding capacity, to perform the contract.
- d) Applicant does not meet minimum experience requirements.
- e) The applicant does not have the appropriate staff or experience to perform the work.
- f) The applicant (or any officer, director, or owner thereof) has had judgments entered against him/her within the past ten (10) years for the breach of contract for governmental or non-governmental projects, including but not limited to, construction, Design-build or construction management contracts.
- g) The applicant has been in substantial noncompliance with the terms and conditions of prior construction contracts with the BBC without good cause. If BBC has not contracted with the firm in any prior construction contracts, BBC may deny pre-qualification if the firm has been in substantial noncompliance with the terms and conditions of comparable construction contracts with another public body without good cause. If the BBC intends to deny pre-qualification based on substantial noncompliance, it shall obtain written documentation as required by law.

- h) The applicant (or any office, director, owner, project manager, procurement manager, or chief financial officer thereof) has been convicted within the past ten (10) years of a crime related to construction or contracting.
- i) The applicant (or any officer, director, owner thereof) is currently debarred pursuant to an established debarment procedure from bidding or contracting by any public body, agency or another state, or agency of the Federal Government.
- j) The applicant fails to provide the BBC any additional information requested by the BBC within the time frames established in this solicitation.

6. Evaluation Process

At the designated time and date, BBC's Purchasing Department staff will open the Applications for Pre-Qualification Statement of Qualifications for evaluation. This is not a public opening. Qualifications statements that are responsive will be forwarded to the Evaluation Committee. Submissions that do not conform to the requirements as listed in Section 7 (Submittals), may be considered non-responsive. Submissions determined to be non-responsive shall not be considered any further.

The Evaluation Committee will evaluate the Qualifications based on the criteria listed above in Section 5 (Evaluation of Pre-Qualification Applications). The Evaluation Committee may request clarification of information presented in the Statement of Qualifications.

Project contacts and references listed in "Exhibit N" may be contacted using the information supplied in the Statement of Qualifications. The relationship of the listed reference(s) to the firm will be established and the title of the reference recorded. Any reference indicating the firm failed to perform, was difficult to work with, made unreasonable claims, or staffed the project with poorly qualified personnel may be basis for denial of pre-qualification. References may be questioned about the following:

- Firm's overall performance;
- Any problems that developed while performing;
- Firm's organization;
- How well the firm cooperated;
- Problems with work passing inspections or acceptance tests;
- Adherence to the Contract Documents and the specified materials and equipment;
- Adherence to established schedule; and
- Quality and performance of firm's personnel, subcontractors and/or its agents

Each firm will be notified in writing of the results of the evaluation and the reasons for denial if applicable. A determination by BBC that a firm is not qualified and shall not be listed as a pre-qualified bidder shall be considered final and conclusive unless the firm appeals the decision as provided by law. Denial of pre-qualification shall not be the basis for any monetary claim against BBC or any of its agents or employees.

7. Submittals

Submissions must comply with the requirements of this RFQ. The completed and signed off checklist (Cover Sheet) attached to this RFQ is a mandatory submission requirement. All required sections should

be completed. Responder is responsible for the completeness of all forms and the submission of the required documents.

It is preferred and recommended that all responses submitted pursuant to this solicitation be formatted, with a table of contents, in accordance with the item sequence noted in the Cover Sheet checklist. The response should be separated by cover pages and labeled with the corresponding item reference listed on the Cover Sheet checklist.

Bidders shall submit the Statement of Qualifications using Exhibit A, "Statement of Qualifications." Please return the signed Cover Sheet, the signed and completed Statement of Qualifications (SOQ), the required Exhibits, Attachments, and Forms to the Purchasing Department NO LATER THAN the date stated on the cover page of this document.

The Responder should ensure that the response is received by the time and date indicated on the first page of this solicitation document. The package/file shall clearly indicate the solicitation/RFQ number and name of the responder/applicant. Submissions received after the noted deadline will not be accepted.

All pages should be consecutively numbered. Applicants may make a copy of the Statement of Qualification (SOQ) Forms, however, the outline and format should remain as provided. One (1) copy of the Statement of Qualifications (SOQ) shall be submitted and marked as an Original document.

Applicants shall provide supplemental information including any additional information requested in the RFQ, or submitted as part of the pre-qualification Statement of Qualification Form. This information shall be typed or clearly printed on the applicant's letterhead in an organized, concise manner and should follow the same sequence as the Statement of Qualification Form with the item numbers cross-referenced.

All responses shall be submitted electronically through DemandStar at www.demandstar.com by the date specified on the first page of this solicitation document.

In order to submit an Application electronically through DemandStar, the firm must be registered with DemandStar. The firm's participation on DemandStar is free to parties interested in viewing and downloading documents as well as submitting proposals/Applications. Bid documents may be obtained electronically on DemandStar at https://network.demandstar.com/agencies/florida/broward-county-housingauthority/procurement-opportunities/41951b11-ecf0-4d19-8fc2-778b0dbc5714/ and on Vendor Registry through the following link: https://vrapp.firmregistry.com/Bids/View/BidsList?buyerId=fa7c46a4-0264-4ed8-a964-aa745868d2ca

Instruction on the "DemandStar ebid" is attached to this document.

Proposers are requested to submit an Adobe PDF file attachment and be marked as follows:

- ✓ RFQ 22-309 (Vendor's Name)
- Limit the size of the digital Application to no larger than 100 MB for each submission;
- Format and enable file submissions for printing in page letter size only;

- Follow the attached instructions on "Responding to an Electronic Bid" on DemandStar.
- Contact DemandStar support at <u>support@demandstar.com</u> or call technical assistance at (206) 940-0305 in the event of technical difficulties when submitting documents.

Note: BCHA/BBC will not be responsible for delays in a firm's submission caused by any occurrence or technical issue.

Building Better Communities, Inc. or its assigned Purchasing Department representative may, at their sole discretion, contact one or more applicants during the evaluation process for clarification of any entries in the Statement of Qualification Form and may request additional information. Such additional information must be submitted to the BBC no later than seven (7) calendar days after the receipt of the request by the applicant.

BBC intends to contact all of the references listed in the Statement of Qualification Form (SOQ) to establish applicant's performance in all aspects. The relationship of the reference to the applicant shall be established and the title of the references recorded.

All Pre-Qualification information supplied shall be the most current and up-to-date data that is available. Applicants must provide prompt notice to BBC if the applicant experiences a substantial change in its financial condition, ownership, corporate structure or personnel after the Pre-Qualification Statement of Qualification (SOQ) and related information have been submitted.

Failure to notify BBC of any substantial change in financial condition, corporate structure or personnel may constitute grounds for rescinding the applicant's qualification to bid or for rejection of their bid proposal on the project.

Pre-Qualifications (SOQ) submissions which are incomplete or lack key information may be rejected by BBC at its discretion. BBC reserves the right to request additional or clarifying information as necessary. Failure to submit requested information within seven (7) calendar days may result in a denial of prequalification.

Pre-Qualifications (SOQ) submissions should be prepared simply and economically, providing a straightforward, concise description of capabilities to satisfy the requirements of the RFQ. Emphasis should be on completeness and clarity of content.

Pre-Qualification submissions should be as thorough and detailed as possible so that BBC may properly evaluate the firm's capabilities to provide the required services. Qualified firms must be able to substantiate their experience, knowledge and ability to complete the work.

The experience of subcontractors and other suppliers to the firm may not be used to meet project experience requirements.

Any firm knowingly making a material misrepresentation in submitting Qualification information may be denied pre-qualification.

8. Contact

In order to maintain a fair and impartial competitive process, BBC shall avoid private communication concerning this procurement with prospective Vendors during the entire procurement process. All questions, requests for information or clarification pertaining to this solicitation must be addressed via email to the contact person listed on the cover page of this solicitation. Questions will not be accepted via telephone. Responses to questions shall be made via the form of addenda which will be posted on the BCHA website and on Demandstar. (Refer to Section 9 of this solicitation document).

After the date and time established for receipt of Statement of Qualifications by BBC, any contact, in regard to this solicitation initiated by any firm submitting Statement of Qualifications with any BBC official, other than the Purchasing director is expressly prohibited.

Prohibited communication includes all contact or interaction, including but not limited to, telephonic communications, emails, faxes, letters, or personal meetings, such as lunch, entertainment, or otherwise. BBC reserves the right to disqualify any Vendor violating this provision.

9. Addenda to the RFQ

Solicitations may require Addenda be issued to them. An Addendum in some way modifies information from the original solicitation and may, for example, affect the opening date, specifications or terms and conditions. In addition, some addenda are mandatory (i.e. MUST be acknowledged and returned with your response prior to the due date). All vendors shall be responsible for monitoring the BCHA website at www.bchafl.org or the Demandstar website at www.demandstar.com for any posted addenda.

10. Confidential and Proprietary Information

Any firm that desires their 'pre-qualification' submittal to be "Proprietary Information" must clearly mark "Proprietary" in the upper-right corner of **EACH PAGE** of their submittal that is to be protected from public disclosure (e.g. trade secret or proprietary information).

The firm must identify the specific statute that authorizes the exemption from the Public Records Law. Please note that the financial statement exemption provided for in Section 119.071 (1)c, Florida Statutes only applies to submittals in response to a solicitation for a "public works" project.

11. Prequalified List

As the best interest of the BBC may require, the right is reserved to make award(s) by individual item, group of items, all or none or any combination thereof.

12. Protest

Any actual or prospective Proposer/Applicant may protest the solicitation or award of a contract for serious violations of the principles of the BCHA Procurement Policy. Any protest against a solicitation must be received before the due date for the receipt of bid proposals/applications, and any protest against the award of a contract must be received within five (5) calendar days after the notice of award is posted on BCHA's website, or the protest will not be considered. All bid protests shall be in writing, submitted to the Contracting Officer or designee, who shall issue a written decision on the matter no later than five (5) working days following receipt of the bid protest/award. The Procurement Manager may, at his/her

discretion, suspend the procurement pending resolution of the protest if the facts presented so warrant. Following the issuance of the written decision, the contractor may appeal the initial decision to BBC's Assistant Secretary. BBC's Assistant Secretary shall then issue a decision on the appeal no later than ten (10) working days following receipt of the request of the appeal. The decision of BBC's Assistant Secretary shall be final, and no further appeal shall be authorized within BBC.

LAST PAGE OF DOCUMENT

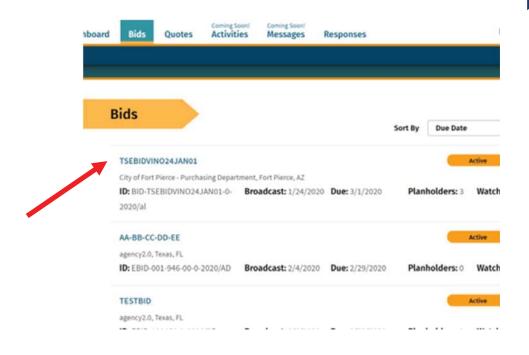
PLEASE SEE EXHIBITS A - P



Responding to an Electronic Bid

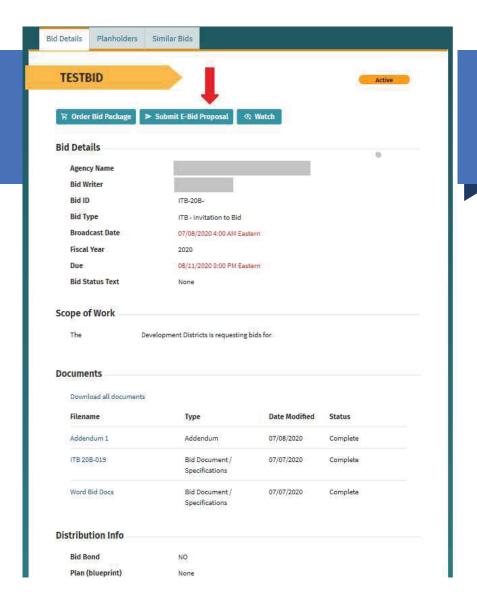
5 Step Instructions

- Many governments are moving toward requiring bid responses electronically.
 Here are the steps to respond to an eBid.
- Click on the solicitation.



Once you are in the solicitation, you will see the Bid Details page that is standard for all solicitations.

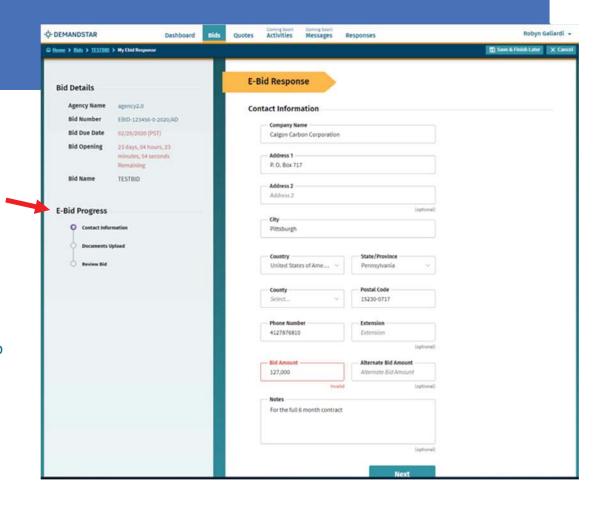
 When you are ready to submit your bid, click on "Submit E-Bid Proposal".



Enter information requested pageby-page and you can see what will come next via the menu bar on the left under "E-Bid Progress".

If there is not a total bid amount in your submission, please put "0".

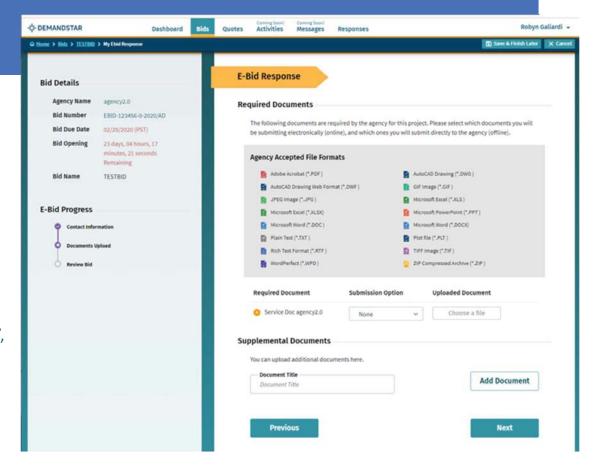
Example: a request for qualifications opportunity may not require a bid amount so vendors will input "0" under "Bid Amount".



After you click NEXT on the Contact Information page, you will be directed to enter the documents required. In this example, they only ask for one document, however, in others, they may ask for multiple documents that each need to uploaded separately.

TIP:

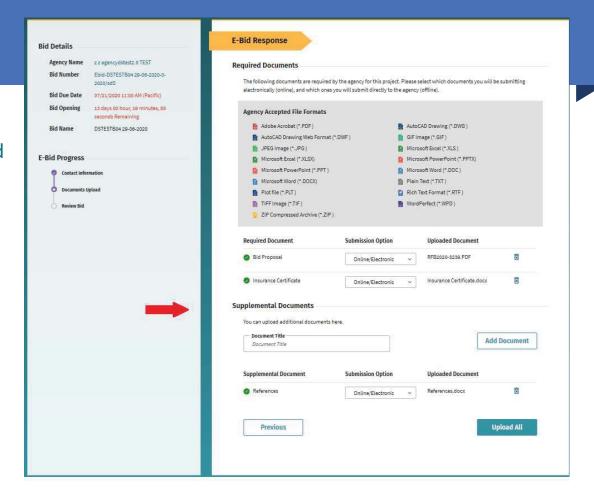
There is a place for you to add "Supplemental", i.e. non-required, documents.



Step 4 continued

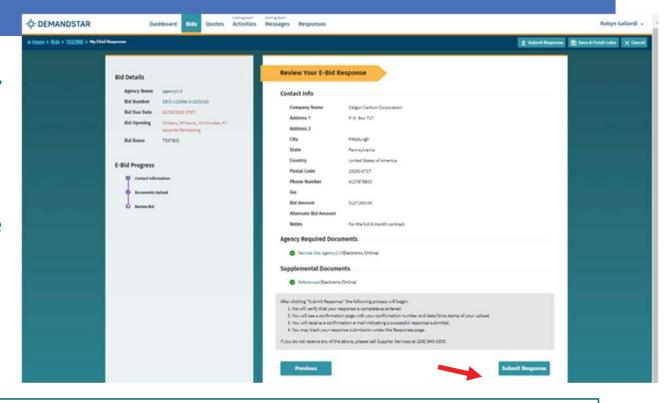
TIP:

There is a place for you to add "Supplemental", i.e. non-required, documents.



Review Your E-Bid Response, and if everything is correct, then press "Submit Response".

You are done! And the government to which you've submitted this will download your responses and documents and see the day and time upon which you submitted your proposal.



For more help in responding to an eBid, please call (206) 940-0305 or email: support@demandstar.com

CONFIRMATION

You will receive an email confirming that you have successfully submitted a response to an eBid solicitation.

Note that you can *update* your eBid response until the Bid Due Date and Time.

eBid Submission Confirmation - EBID-DSTEST01 01042020-0-2020/DB D Indox x

supplierservices@demandstar.com

9:59 AM (1 minute ago)

RESPONSE CONFIRMATION

Congratulations! You just successfully submitted a response to Z Demandstar Agency's bid, DSTEST01 01042020. Your confirmation number is 21050.

Here are the details of your response, for your records:

Z Demandstar Agency

Bid Identifier: EBID-DSTEST01 01042020-0-2020/DB

Bid Name: DSTEST01 01042020

Bid Amount: \$25000 Alt Bid Amount: \$18000

Required documents submitted:

1	DS Agency Ebid 1	Electronic/Online
2	DS Agency Ebid3	Electronic/Online

Supplemental documents submitted:

1	Test document	Electronic/Online
2	Part Inventory	Electronic/Online

You may update your eBid response up until the Bid Due Date and Time, which is 10/31/2020 at 15:30

You may also update your responses by logging into www.demandstar.com and clicking on the "Responses" tab.

Sincerely,

The DemandStar Team

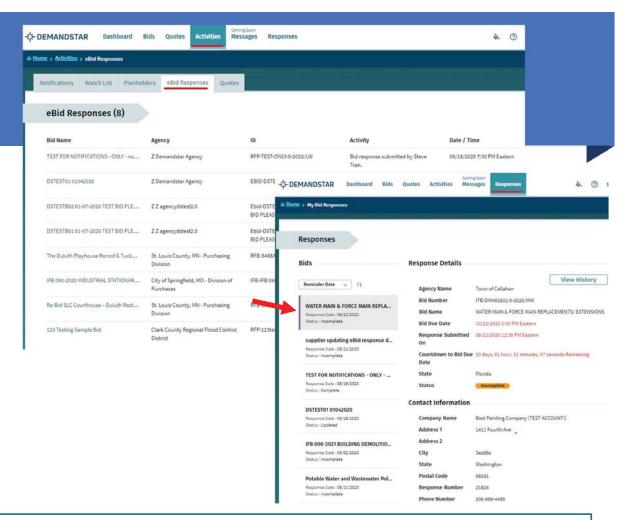
CONFIRMATION

You may change information and re-upload documents until the due date.

[NOTE: make sure you are doing this well before the **time** of the opening!]

There are two ways of confirming your activity and responses:

- Look at all your eBid Responses under Activities
- 2. View History per each solicitation to which you responded



For more help in responding to an eBid, please call (206) 940-0305 or email: support@demandstar.com