

1120
Contract No. 001020, HQ Computer Room HVAC and UPS Upgrades
"Pass/Fail" Meeting for RFQs
May 21, 2015 Minutes

Ben Dreiling, Director of Construction and Maintenance, and Claude Miller, Director of Procurement, held a duly noticed meeting on Thursday, May 21, 2015, commencing at 10:00 a.m. in the office of the Director of Construction and Maintenance, at the CFX Administrative Bldg., Orlando, Florida. The purpose of the meeting was to shortlist teams based on responses to "pass/fail" criteria in the questionnaire downloaded by the teams from the Authority's web site.

Since only two responses were received (Welbro Building Corp., and EMCOR Services) the discussion began about whether or not the shortlisting process should continue since less than three responses had been submitted. It was decided that due to the fact that the upgrades were considered critical to avoid mechanical failures in the IT computer room, we would move forward with the two submittals.

Welbro passed all four criteria.

EMCOR was determined to have failed Criterion No. 2, Bonding Capabilities. The requirements of that criterion as stated are:

"Each team member shall provide a letter from its surety stating that a minimum \$1 million in bonding is available and uncommitted for a public construction bond that could be issued to the team member. Letters from more than one surety to cover the \$1 million will not be accepted.

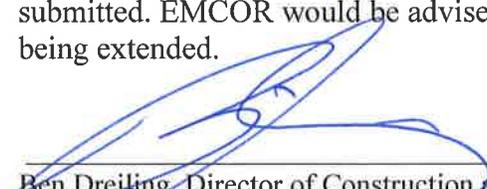
Failure to provide the letter from the surety showing the minimum \$1 million bonding capacity will result in a "fail" determination for this criterion."

EMCOR's response regarding team member Pennington & Associates was:

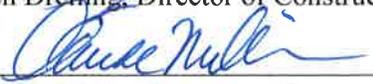
"Pennington & Associates will be responsible for cutting, patching, and painting and general contractor work on this project. Their work will be a very small percentage of the project. Pennington and Associates will be covered under the Bond for EMCOR – Mechanical Services of Florida, Inc. NO additional bond will be required for Pennington and Associates."

It was our opinion that this criterion had not been met resulting in a "fail" determination.

Rather than taking a bid from only Welbro, the decision was made to extend the response period for the questionnaire by two weeks in an attempt to generate more interest in the project. The Procurement Department would post a new notice to "re-advertise" the project. Welbro would be advised that the response time was being extended and that a new response would not have to be submitted. EMCOR would be advised that its submittal had failed and the response period was being extended.



Ben Dreiling, Director of Construction and Maintenance



Claude Miller, Director of Procurement