

Request for Proposals
Engineering/Construction Inspection Services
G. Pierce Woods Memorial Hospital/ Carlstrom Field Property

Florida's Heartland Regional Economic development Initiative, Inc. (FRHEDI) will accept sealed proposals for Engineering/Construction Inspection Services of multiple structures, general infrastructure and underground infrastructure at the property formally known as Carlstrom Air Field, and G. Pierce Woods Memorial Hospital (The Site) located in Desoto County, Florida.

ALL SUBMITTALS ARE DUE ARE TO BE DELIVERED TO:

Florida's Heartland REDI, Inc.
Attn: Gina Reynolds, CEO
5901 US Highway 27 S., Suite 1
Sebring, Florida 33870

BY: NOT LATER THAN 2:00PM, September 30, 2011

Background

Florida's Heartland REDI, Inc. has been awarded a grant from the State of Florida to conduct in in-depth, multidisciplinary feasibility study of property located in DeSoto County Florida for Economic Development Purposes. The subject property consists of approximately 800 acres, eighty (80) existing buildings, and numerous ancillary structures. The property has been used for numerous federal/state purposes since the 1940s, most recently as a Juvenile Justice Complex and formerly as a State Mental Health Institution.

During the 2011 Legislative Session, the Florida Legislature ordered the closure of the DeSoto County Juvenile Justice complex. The property is currently being vacated and the full closure is anticipated to occur in August 2011. The University of South Florida Polytechnic (USFP) has been assigned lease rights to the entire property and serves as a partner to FHREDI in an endeavor to evaluate the property for future highest and best use with the goal of utilizing the property to draw private investment and create a regional employment center. FHREDI and USFP serve in a joint relationship for these processes. This RFP is being commissioned and governed by FHREDI.

Scope

1. To provide a thorough and complete analysis of 80 existing buildings located on the complex/property. Components of the review shall include a comprehensive analysis of the current condition of each building to include:
 - Structural, Mechanical, Electrical, Plumbing, and screening for asbestos and/or Lead Base Paint.

Each structure is to be analyzed for any and all factors relating to Florida Building Code compliance and all aspects of a safety inspection for determining suitability for occupancy. A comprehensive report shall be submitted for each building that is analyzed and shall include a list of each deficiency noted in the inspection process and a professional estimate to repair all noted deficiencies on a building by building basis. The buildings to be evaluated are listed below:

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.
1	OFFICE LOW (004900)	1941	CB STUCCO (17)	3057	3151
2	RESTAURANT (005600)	1941	CB STUCCO (17)	15189	24785
3	WAREH STOR (008400)	1980	MOD METAL (25)	7125	7125
4	OFFICE MED (005200)	1941	CB STUCCO (17)	5628	6192
5	OFFICE MED (005200)	1941	CB STUCCO (17)	16884	18755
6	OFFICE LOW (004900)	1983	CB STUCCO (17)	864	1154
7	OFFICE MED (005200)	1983	CB STUCCO (17)	864	1296
8	CONV HOSP (005310)	1941	CONC BLOCK (15)	5805	6948
9	CONV HOSP (005310)	1941	CONC BLOCK (15)	5805	6948
10	CONV HOSP (005310)	1941	CONC BLOCK (15)	5805	6880
11	CONV HOSP (005310)	1953	CB STUCCO (17)	6888	7568
12	CONV HOSP (005310)	1941	CB STUCCO (17)	10812	12993
13	OFFICE LOW (004900)	1953	CONC BLOCK (15)	6902	7652
14	GARAGE (006500)	1941	CORG METAL (24)	2440	2440
15	SERV SHOP (006700)	1941	CORG METAL (24)	1240	1440
16	SERV SHOP (006700)	1941	MOD METAL (25)	1972	1972
17	WAREH STOR (008400)	1941	CORG METAL (24)	24903	27927
18	WAREH STOR (008400)	1941	CORG METAL (24)	26880	26880
19	SINGLE FAM (000100)	1947	COMMON BRK (19)	2049	2237
20	SINGLE FAM (000100)	1947	COMMON BRK (19)	1701	1850
21	SINGLE FAM (000100)	1949	COMMON BRK (19)	1656	1812
22	SINGLE FAM (000100)	1949	COMMON BRK (19)	2070	2258
23	SINGLE FAM (000100)	1949	COMMON BRK (19)	2086	2274
24	SINGLE FAM (000100)	1949	COMMON BRK (19)	2086	2785
25	SINGLE FAM (000100)	1949	COMMON BRK (19)	2369	2927
26	DUPLEX (002700)	1949	CONC BLOCK (15)	2186	3206
27	DUPLEX (002700)	1953	CONC BLOCK (15)	2924	3668
28	DUPLEX (002700)	1953	CONC BLOCK (15)	2924	3668
29	DUPLEX (002700)	1953	CONC BLOCK (15)	2924	3668
30	DUPLEX (002700)	1953	CONC BLOCK (15)	2924	3668

31	DORMITORY (001700)	1955	CB STUCCO (17)	2939	4032
32	OFFICE LOW (004900)	1955	WD ON PLY (08)	6547	6677
33	DUPLEX (002700)	1955	CB STUCCO (17)	2232	3113
34	DUPLEX (002700)	1955	CB STUCCO (17)	2836	3731
35	DUPLEX (002700)	1955	CB STUCCO (17)	2836	3781
36	CONV HOSP (005310)	1955	CB STUCCO (17)	14213	15968
37	CONV HOSP (005310)	1955	CB STUCCO (17)	14109	15871
38	CONV HOSP (005310)	1955	CB STUCCO (17)	12792	14824
39	CONV HOSP (005310)	1955	CB STUCCO (17)	12792	14824
40	CONV HOSP (005310)	1955	CB STUCCO (17)	12981	16303
41	OFFICE LOW (004900)	1957	CONC BLOCK (15)	14220	15470
42	CONV HOSP (005310)	1959	CONC BLOCK (15)	20050	24120
43	WAREH DIST (008200)	1959	CONC BLOCK (15)	13340	14140
44	HOSPITAL (005300)	1960	CB STUCCO (17)	61191	65474
45	CHURCH (009100)	1964	COMMON BRK (19)	5550	5740
46	SERV SHOP (006700)	1964	CONC BLOCK (15)	14280	15320
47	GYMNASIUM (006050)	1968	COMMON BRK (19)	11481	11726
48	STORE RETL (003500)	1968	COMMON BRK (19)	9935	19060
49	CONV HOSP (005310)	1966	COMMON BRK (19)	28691	29475
50	OFFICE LOW (004900)	1968	COMMON BRK (19)	3088	4550
51	CONV HOSP (005310)	1968	COMMON BRK (19)	6448	7804
52	RESTAURANT (005600)	1968	COMMON BRK (19)	3243	3243
53	CONV HOSP (005310)	1968	COMMON BRK (19)	6448	7804
54	OFFICE MED (005200)	1968	COMMON BRK (19)	3184	4424
55	CONV HOSP (005310)	1968	COMMON BRK (19)	6448	7804
56	SINGLE FAM (000100)	1968	COMMON BRK (19)	2792	4512
57	SINGLE FAM (000100)	1968	COMMON BRK (19)	2114	3388
58	SINGLE FAM (000100)	1968	COMMON BRK (19)	2114	3388

59	RESTAURANT (005600)	1968	COMMON BRK (19)	8190	17378
60	OFFICE LOW (004900)	1968	COMMON BRK (19)	5404	7572
61	CONV HOSP (005310)	1968	COMMON BRK (19)	7233	7736
62	CONV HOSP (005310)	1968	COMMON BRK (19)	7233	7736
63	CONV HOSP (005310)	1968	COMMON BRK (19)	7233	7736
64	CONV HOSP (005310)	1968	COMMON BRK (19)	7233	7736
65	OFFICE LOW (004900)	1968	COMMON BRK (19)	1768	3604
66	CONV HOSP (005310)	1968	COMMON BRK (19)	7233	7736
67	CONV HOSP (005310)	1968	COMMON BRK (19)	7233	7736
68	CONV HOSP (005310)	1968	COMMON BRK (19)	7233	7736
69	CONV HOSP (005310)	1968	COMMON BRK (19)	7233	7736
70	OFFICE LOW (004900)	1968	COMMON BRK (19)	1768	3604
71	CONV HOSP (005310)	1969	COMMON BRK (19)	7233	7736
72	CONV HOSP (005310)	1969	COMMON BRK (19)	7233	7736
73	CONV HOSP (005310)	1969	COMMON BRK (19)	7233	7736
74	CONV HOSP (005310)	1969	COMMON BRK (19)	7233	7736
75	OFFICE LOW (004900)	1969	COMMON BRK (19)	1768	3668

76	OFFICE LOW (004900)	1970	COMMON BRK (19)	2762	5068
77	CONV HOSP (005310)	1970	COMMON BRK (19)	7747	10663
78	CONV HOSP (005310)	1970	COMMON BRK (19)	7747	9627
79	CONV HOSP (005310)	1970	COMMON BRK (19)	7747	9627
80	DORMITORY (001700)	2002	CONC BLOCK (15)	56599	65346

*Building inventory list provided was obtained from the public records of the DeSoto County Property Appraiser's website. Actual building square footage may vary.

2. Locate and evaluate existing underground utility infrastructure and evaluate condition of all existing paved roads throughout the complex. Identify power load capacity for entire complex in coordination with the utility provider. The Consultant shall identify all relevant on-site infrastructure and provide a comprehensive report of the current condition and deficiencies. Consultant shall provide a comprehensive report to include professional cost estimates to address deficiencies of any existing infrastructure.

Submittal Requirements

Any qualified firm desiring to provide the required economic development professional services should submit one (1) original and ten (10) copies for a total of eleven (11) sets of the entire proposal including a letter of interest, requested documents and information. Failure to comply with this requirement may result in the proposal being considered non-responsive.

Eleven (11) copies of a submission package limited to a maximum of 20 pages (double-sided) should include, at a minimum:

- a. Demonstrated competence in preparation of economic development plans and background documentation. Include examples, which demonstrate a diversity of experience in a variety of projects
- b. Summary of the specialized experience and education of key personnel
- c. Demonstrated evidence of the continuity of the firm, ability to meet schedules, balance workload and maintain a reliable working staff

- d. Typical client list and letters of reference
- e. Brief history of the firm, including the year it was established, and
- f. State the time, in total number of calendar days, it will take to complete the work from the date of acceptance by the University.

Please be advised that failure to comply with the following criteria will be grounds for disqualification and will be strictly enforced.

A Selection Committee will evaluate each RFP according to the criteria set forth in the **Submittal Requirements** listed above. Additional evidence of unique skills or relevant experience will also be considered.

Once the RFP's are evaluated and ranked, the Committee may choose to conduct oral presentation(s) with the Proposer(s) to provide further information on a firm's ability to meet the submittal requirements.

- Receipt of submittal by the specified cut-off date and time.
- The number of originals and/or copies of the submittal specified.
- Adherence to maximum page requirement.
- Deposit of submittal to the correct location.

4.0 General Terms and Conditions

The applicant shall defend, indemnify, save and hold FHREDI harmless from any and all claims, suits, judgments and liability for death, personal injury, or property damage arising directly or indirectly from the performance by the applicant, its employees, subcontractors, or assigns, including legal fees, court costs, or other legal expenses. Applicant acknowledges that it is solely responsible for complying with the terms of this RFP.

FHREDI, in its sole and absolute discretion, with or without cause, and without liability of any kind to any consultant, reserves the right to:

- Reject any and all proposals, waive minor formalities, or award to and/or negotiate with the firm(s) whose proposal(s) best serve the interests of FHREDI.
- Cancel this RFP at any time and/or take any action in the best interest of the Region.