



TOWN OF OAKLAND

REQUEST FOR QUALIFICATIONS

**RFQ: #2022-03 BUILDING PERMITTING AND
INSPECTION SERVICES**

RESPONSES ARE DUE BY 2:00 PM July 7, 2022

MAIL OR DELIVER RESPONSES TO:

ATT: Steve Koontz, Town Manager
230 N. Tubb St/P.O. Box 98
Oakland, FL 34760

PLEASE CONTACT ELISE HUI at EHui@oaklandfl.gov should you wish to hand deliver.

CONTACT:

Steve Koontz, Town Manager
230 N. Tubb St
Oakland, FL 34760
Phone: (407) 656-1117
Email: SKoontz@oaklandfl.gov

RFQ #2022-03 Building Permitting and Inspection Services

OVERVIEW

The Town of Oakland requests qualified firms to submit proposals for the performance of Building Permitting and Inspection Services. The successful firm shall be expected to expeditiously perform the necessary tasks included in this document and must have the capacity to handle multiple projects concurrently. The successful firm will provide services on an as needed basis throughout the term of the agreement.

Those firms/individual interested in providing this service are instructed to submit three (3) bound copies, one (1) unbound original, and one (1) electronic copy (Flash Drive: PDF Format) of their qualifications pertinent to the scope of work prior to 2:00 pm Eastern Standard Time, July 7, 2022, to the attention of Steve Koontz, Town Manager 230 N. Tubb St/P.O. Box 98, Oakland, FL 34760. Qualification documents received after this date and time will not be considered. The Town of Oakland reserves the right to reject any and all qualification documents received, to solicit new qualification documents, or take any other such actions that may be deemed to be in the best interest of the Town of Oakland. The Town of Oakland is an Equal Opportunity Employer. MBE/WBE/DBE businesses are encouraged to participate. The Town of Oakland strictly enforces open and fair competition.

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SUBMISSION REQUIREMENTS:

Firms/individuals are invited to submit qualification documents to the Town of Oakland Building Permitting and Inspection Services.

Requirements for submission and selection criteria may be obtained from the Town of Oakland's web site at www.oaklandfl.gov and DemandStar. All questions pertaining to this Request for Qualifications (RFQ) should be directed, in writing, to Steve Koontz, Town Manager, PO Box 98 Oakland, FL 34760 or by email SKoontz@oaklandfl.gov. Any addenda to this RFQ shall be made on the Town web site and on DemandStar. It is the sole responsibility of those submitting an RFQ to check the web site and DemandStar for addendums. These questions are due by 5pm June 20, 2022. Final addenda will be posted by 5pm June 23, 2022.

Proposers must submit one (1) original response unbound marked "Original", three (3) bound copies marked "Copies", and one (1) electronic copy (Flash Drive; PDF Format) of the submittal in a sealed envelope clearly marked on the outside with the Proposers name and "RFQ 2022-03 Building Permitting and Inspection Services addressed and delivered to:

**Attn: Steve Koontz
Town Manager
230 N. Tubb Street/P.O. Box 98
Oakland, FL 34760**

PLEASE CONTACT ELISE HUI at EHui@oaklandfl.gov should you wish to hand deliver.

All qualifications must be received by Steve Koontz before 2:00pm July 7, 2022. Any qualifications received after this date and time will be automatically rejected. Materials may be delivered by Certified Mail, Return Receipt, hand delivered or couriered. Faxed or emailed proposals will be automatically rejected. Hand delivered qualification documents may request a receipt. If sent by mail or courier, the above-mentioned envelope shall be enclosed in another envelope addressed to the entity and address stated above. Proposers should be aware that certain "express mail" services will have to meet the required time frame of submittal or be deemed automatically rejected. It is the sole responsibility of the Proposer to ensure their proposal is received in a timely manner.

The Town of Oakland reserves the right to reject any and all proposals, to waive informalities in any or all qualification documents, to re-advertise for RFQ's, and to separately accept or reject any item or items and to negotiate contracts in the best interest of the Town of Oakland.

While every effort has been made to ensure the accuracy and completeness of the information in this RFQ we recognize that the information may not be complete in every detail and that all work may not be expressly mentioned in these specifications. It is the responsibility of the proposing company to include in their proposal all pertinent information in accordance with the objectives of the Town.

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Calendar of Events

All times listed in the calendar of events is Eastern Daylight Time

Request for Qualifications Advertised	June 6, 2022
Technical Questions Due to the Town (written)	5pm June 20, 2022
Responses to Questions Due from the Town	5pm June 23, 2022
Proposals Due to the Town	2pm July 7, 2022
Short List Presentations (if necessary)	July/August
Contract Negotiated with Town	July/August
Commission Approval of Qualified Vendor	August/September

☐ The Town reserves the right to alter scheduled dates if necessary

Instructions to Respondents

Description

Town of Oakland is seeking qualified firms to provide Building Permitting and Inspection Services

Copies of Responding Documents

Only complete sets of Responding Documents will be issued and shall be used in preparing responses. The Town does not assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets.

Disqualification of Respondents

- A. **NON-COLLUSION AFFIDAVIT:** Any person submitting a response to this invitation must execute the enclosed NON-COLLUSION AFFIDAVIT. If it is discovered that collusion exists among the Responders the response of all participants in such collusion shall be rejected, and no participants will be considered in future responses for the same work
- B. **PUBLIC ENTITY CRIME:** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a response/bid on a contract to provide any goods or services to a public entity submit response/bids on leases or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.
- C. **DRUG-FREE WORKPLACE FORM:** Any person submitting a response or qualification documents in response to this invitation must execute the enclosed DRUG-FREE WORKPLACE FORM and submit it with the response. Failure to complete this form in every detail and submit it with your response will result in immediate disqualification of your response.
- D. **CONFLICT OF INTEREST:** Any Respondent who is deemed to have a conflict of interest prohibited by Chapter 112, Florida Statutes, shall be disqualified.

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- E. **PROHIBITED COMMUNICATION:** Any form of communication, except for written correspondence authorized herein, shall be prohibited regarding this particular request for qualifications, or any other competitive solicitation between:
1. Any person or person's representative seeking an award from such competitive solicitation; and
 2. Any Town Commission Member or any Town staff authorized to act on behalf of the Commission to award a particular contract (Selection Committee Member, etc.)

For the purpose of this section, a person's representative shall include but not limited to, the person's employee, partner, officer, director, consultant, lobbyist, or any actual or potential subcontractor or consultant of the person.

This prohibition on communication shall be in effect as of the publication of the bid advertisement. The provisions of this section shall not apply to oral communications at any public proceeding, oral presentations before selection committees, contract negotiations, presentations made to the Commission if requested, and protest hearings.

The provisions of this section shall terminate at time of award of grant writing services, rejects all bids, or otherwise takes action which ends the solicitation process.

EXAMINATION OF RFQ DOCUMENTS

Each Respondent shall carefully examine the RFQ and other contract documents and inform him or herself thoroughly regarding any and all conditions and requirements that may in any manner affect cost, progress, or performance of the work to be performed under the contract. Ignorance on the part of the Respondent in no way relieves the Respondent of the obligations and responsibilities assumed under the contract.

Should a Respondent find discrepancies or ambiguities in, or omissions from, the specifications, or be in doubt as to their meaning, Respondent shall notify the Town Manager in writing prior to the Response Question Due Date.

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INTERPRETATIONS, CLARIFICATIONS, AND ADDENDA

No oral interpretations will be made to any potential Respondent as to the meaning of the contract documents. Any inquiry or request for interpretation received on or before 5pm June 20, 2022, will be given consideration. Any changes or interruption will be made in writing in the form of an addendum and, if used, will be posted on the Town Web Site www.oaklandfl.gov and DemandStar. Each respondent shall acknowledge receipt of any addenda in their proposal. If the acknowledgement is not included, the response to the RFQ will constitute acknowledgment. It is the responsibility of all Respondents to verify all addenda prior to submitting a response to the RFQ.

GOVERNING LAWS AND REGULATIONS

The Respondent is required to be familiar with and shall be responsible for complying with all Federal, State, and Local laws, ordinances, rules, and regulations that in any manner affect the work for services rendered.

SIGNATURE OF RESPONDENT

The Respondent must sign the response forms in the space provided for the signature. If the Respondent is a professional association or other business entity, the title of the officer signing the response on behalf of the entity must be stated and evidence of the officer's authority to sign the response must be submitted. The Respondent shall state in the response the name and address of each person interested therein.

COST OF PROPOSAL

The Town of Oakland assumes no responsibility or liability for the costs incurred by the submitting firm to prepare and/or submit a proposal. The entire cost of preparing and submitting qualification documents, or any work in connection therewith will be borne by the submitting form or team of firms.

Scope of Services

PROJECT SCOPE

Services will include the following to the extent approved by the Town Commission and/or Town Manager

The scope of work to be performed by the awarded consultant may consist of, but not be limited to the following:

- Provide Building Code Inspectors who conduct inspections of building construction, erection, repair, addition, or alteration projects that require permitting indicating compliance with building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, and other applicable construction codes as required by law. Firms must be able to provide the following categories of inspection services: building inspector, commercial electrical inspector, mechanical inspector, plumbing inspector, and fire inspector.
 - It is the responsibility of the building code inspector to conduct inspections of construction, alteration, repair, remodeling, or demolition of structures and the installation of building systems, when permitting is required, to ensure compliance with the Florida Building Code and any applicable local technical amendment to the Florida Building Code. Each building code inspector must be licensed in the appropriate category as defined in Fla. Stat 468.603. The building code inspector's responsibilities will be performed under the direction of the building code administrator or building official.

- Provide Plans Examiners who are qualified to determine that plans submitted for purposes of obtaining building and other permits comply with the applicable building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, and other applicable construction codes. Categories of plans examiners include: Building plans examiner, Plumbing plans examiner, Mechanical plans examiner, Electrical plans examiner, and Fire plans examiner.
 - It is the responsibility of the plans examiner to conduct review of construction plans submitted in the permit application to assure compliance with the Florida Building Code and any applicable local technical amendments to the Florida Building Code. The review of construction plans must be done by the building code administrator or building official or by a person licensed in the appropriate plans examiner category as defined in Fla Stat. 468.603. The plans examiner's responsibilities will be performed under the supervision and authority of the building code administrator or building official.

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- All service providers shall be licensed and certified in accordance with all applicable laws. Including but not limited to Florida Statutes 468 and 633.
- Provide Certified Building Official who will be responsible for signing off on permits, certificates of occupancy, final inspections, etc. The Building Official must be fully certified per the Department of Business & Professional Regulations.
- Competent permit techs to receive and process permit applications in a timely manner
- Working effectively and respectfully with Town Directors and Staff
- Representing the Town Commission and working effectively and respectfully with residents, developers, and contractors
- Inter-agency coordination as needed
- Attendance at Town Commission, Planning and Zoning Board, Appearance Review Board, and Code Enforcement Meetings as needed.
- An online permitting website that can handle some of your basic permitting needs, to include pulling basic permits, obtaining inspection results, checking plan review status, and checking on the status of a permit. User friendly so anyone can use this site to research permit records
- Online permitting will have the ability to connect to and effectively communicate with Town of Oakland On Call Planning Services.
- Online permitting should be able to schedule inspections through on-line permitting system portal.
- Inspections of construction site erosion control during building inspections
- All other relevant assignments relating to Building Permitting and Inspection Services, as requested

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Qualification/Experience requirements:

The Respondent must submit qualification/experience.

Respondents must demonstrate the following:

- ☐ Company Qualifications: A brief but complete history of your company, including:
 - the qualifications, experience, and expertise of your company as a whole, and
 - the qualifications, experience and expertise of the individual employees who will provide the services to the Town.

- ☐ Experience with other entities: A list of similar services provided to municipalities and other governmental entities in Florida, including the following information:
 - Name of the entity for which the work was performed.
 - Brief description of the scope of the work.
 - Name of contact person with the entity and current telephone number who can knowledgeably discuss your firm's role and performance in the project (minimum of 3 references).

- ☐ Any other information the firm feels is relevant to evaluating the firm's qualifications

Supervision and Personnel

Respondent must demonstrate how the operation will be supervised and what current quality controls policies would be in place for the service.

Records

Respondent shall be required to maintain records in accordance with local, State, and Federal Public Records Retention Requirements.

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EVALUATION/PROPOSAL FORMAT

Qualification documents will be evaluated on the basis of Scope of Services listed.

Proposals will be evaluated based on the information provided in the response. All Respondents who demonstrate previous success in land planning services and are not disqualified on some other basis outlined in this RFQ shall be approved as a qualified vendor. For qualification documents to be eligible, the format must be strictly followed. All qualification documents should be type written, bound 8 1/2 x 11 format, and should be properly identified by name of respondent and marked with "RFQ 2022-03 Building Permitting and Inspection Services to facilitate effective evaluation by the Town, qualification documents shall be limited to 25 pages. MBE/WBE/DBE certificate(s), other appendix documentation, sectional dividers, and front and back covers will not be counted towards the total. A letter of interest or executive summary, not to exceed three (3) additional pages, may also be included in the proposal. Qualification documents that exceed this length will be considered non-responsive and will not be evaluated. During this RFQ process, any intentional omissions, alterations, or false representations will be grounds for rejection of any proposal.

Proposals must include the following tabbed sections:

1. Company or Personal Background
2. Experience
3. References
4. Service approach
5. Required Forms (Do not count against 25-page limit)
 - a. Response Cover
 - b. Hold Harmless Agreement
 - c. Certificate of Insurance
 - d. Non-Collusion Affidavit
 - e. Drug Free Workplace Form

Indemnification and Insurance

Indemnification and Hold Harmless

The Respondent agrees to indemnify and hold the Town harmless for any and all claims, liability, losses and causes of action which may arise out of its fulfillment of the contract awarded pursuant to this RFQ. It agrees to pay all claims and losses, including related court costs and reasonable attorneys' fees, and shall defend all suits filed due to the negligent acts, error or omissions or Respondent employees and/or agents

In the event the completion of a project awarded pursuant to this RFQ (to include the work of others) is delayed or suspended as a result of the Respondent's failure to purchase or maintain the required insurance, the Respondent shall indemnify the Town from any and all increased expenses resulting from such delay.

Insurance Requirements

Respondent must provide a certificate of insurance with their response.

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RESPONSE TO:

RFQ 2022-01 Building Permitting and Inspection Services
STEVE KOONTZ, TOWN MANAGER
230 N. TUBB ST/P.O. BOX 98
OAKLAND, FL 34760

I acknowledge receipt of any/all Addenda: _____

I have included:

- Hold Harmless Agreement
- Certificate of Insurance
- Non-Collusion Affidavit
- Drug Free Workplace Form

Mailing Address:

_____ TELEPHONE _____

_____ FAX: _____

_____ DATE _____

BY signing and submitting this proposal, I am certifying that (a) I am a citizen of the United States; (b) I am not a member or an employee of any taxing authority; and (c) I do not represent any property owner in an administrative or judicial review of property tax issues.

Signature of Respondent

Witness

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, as authorized signer for _____ (Company Name). He/She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed, or stamped)

My Commission Expires _____

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HOLD HARMLESS AGREEMENT

I _____ (Respondent) agree to indemnify and hold the Town harmless for any and all claims, liability, losses and causes of action which may arise out of its fulfillment of the contract awarded pursuant to this RFQ. It agrees to pay all claims and losses, including related court costs and reasonable attorneys’ fees, and shall defend all suits filed due to the negligent acts, error or omissions of Respondent or employees and/or agents of Respondent.

In the event the completion of a project awarded pursuant to this RFQ (to include the work of others) is delayed or suspended as a result of the Respondent’s failure to purchase or maintain the required insurance, the Respondent shall indemnify the Town from any and all increased expenses resulting from such delay.

Signature of Respondent

Witness

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, as authorized signer for _____ (Company Name). He/She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed, or stamped)

My Commission Expires _____

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NON-COLLUSION AFFIDAVIT

I _____ (Respondent) of the firm of _____ (Respondent Firm Name) responded to the notice for calling for qualification for On Call Land Planning Services for the Town of Oakland. This proposal has been executed with full authority to do so. This response has been arrived at independently without collusion, consultation, communication, or agreement for the purposes of restricting competition, as to any matter relating to qualifications or responses of any other responder or with any competitor, and no attempt has been made or will be made by the Responder to induce any other person, partnership, or corporation to submit, or not to submit, a response for the purpose of restricting competition.

The Statements contained within this affidavit are true and correct, and made with full knowledge that the Town of Oakland relies upon the truth of the statements contained in this affidavit in awarding contracts for said services.

Signature of Respondent

Witness

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2022, by _____, as authorized signer for _____ (Company Name). He/She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed, or stamped)

My Commission Expires _____

DRUG FREE WORKPLACE CERTIFICATION

In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against an employee for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug free workplace, available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees from drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under this solicitation a copy of the statement specified in subsection (1) above.
4. In the statement specified in subsection (1), notify the employees that, as a condition of working in the commodities or contractual services that are under this solicitation, the employee will abide by the terms of the statement and will notify the employee of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the work place no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Signature of Respondent

Witness