



# Sanibel Fire & Rescue District

Phone: 239-472-5525  
Fax: 239-472-2422  
www.SanibelFire.com

Sanibel Fire & Rescue District  
2351 Palm Ridge Rd  
Sanibel, FL 33957

**Date:** March 3, 2023  
**To:** Kevin Barbot, Fire Chief  
**From:** Mike Martin, Chair of Evaluation Panel  
**Subject:** RFQ for Professional Services, Sanibel Fire & Rescue District  
Evaluation Panel Recommendation

The purpose of this memorandum is to present the Evaluation Panel's recommendation for the RFQ for Professional Services to the Sanibel Fire & Rescue District (SFRD) Fire Chief for approval. Upon the Fire Chief's concurrence with the Evaluation Panel's results, SFRD will request price proposals from the recommended firms. The two highest ranked firms are as follows:

- 1) GMA Architects & Planners. Inc.
- 2) Schenkel & Schultz, Inc.

## Nature of Procurement

SFRD is seeking two or more experienced and qualified architects and/or engineers (A&E) firms to provide full-service A&E design and construction administration services for SFRD Fire Station #172 on Sanibel Island. The work shall be assigned to the selected qualified firms pursuant to work orders.

## Procurement History

SFRD began advertising this Request for Qualifications (RFQ) on January 24, 2023. Advance notice was sent to twelve (12) firms as specifically described in Exhibit 1. The RFQ was also publicly advertised on SFRD's website. Twelve (12) firms obtained the RFQ document and two (2) submittals were received on February 24, 2023.

The submittals were from the following:

- GMA Architects & Planners. Inc.
- Schenkel & Schultz, Inc

An Evaluation Panel was appointed consisting of the following members:

- Mike Martin
- Chris Jackson
- Brian Howell
- Allen Schelm

The two (2) submittals received were reviewed by staff and all were deemed to be initially responsive to the RFQ. The submittals were then forwarded to the Evaluation Panel for review. After an individual review of the RFQ submittals, the Evaluation Panel met on March 2, 2023. The evaluation and ranking was performed in accordance with the evaluation criteria listed in Exhibit 1 of the RFQ as follows:

<b>Technical Criteria</b>	
Proposer's Qualifications and Experience	25
Proposer's Lead Architect/Engineer Qualifications and Experience	25
Proposer's Team Qualifications and Experience	20
Design Philosophy and Process	15
Technical Capabilities and Approach/Capacity	15
<b>TOTAL</b>	<b>100</b>

**Evaluation**

After calculating the evaluation scores, the two highest ranked firms are recommended for submittal of price proposals to SFRD as listed below:

<b>Firm</b>	<b>Total Score</b>	<b>Ranking</b>
GMA Architects & Planners. Inc.	83	2
Schenkel & Schultz, Inc	96	1

The basis for the Evaluation Panel's recommendation included:

1. The firms possess extensive experience and qualifications in disciplines required;
2. The firms proposed Project Managers with the requisite years of experience;
3. Teams consist of subconsultants with specialized experience and capability;
4. The firms demonstrated strong design philosophy and process;
5. The firms demonstrated strong technical capabilities and appropriate approaches to architectural and engineering design.

**Determination**

For the reasons set forth above, the Evaluation Panel has recommended GMA Architects & Planners. Inc. and Schenkel & Schultz, Inc.<sup>1</sup> After approval of the recommendation, price proposals will be requested from the selected firms for staff's review and analysis. Following staff's acceptance of the price proposals, contracts will be brought to the SFRD Board of Commissioners for approval.

<sup>1</sup> Notwithstanding language in RFQ Section 5.1(9), the purpose of this RFQ was to solicit two or more qualified firms to provide the required services.

I concur with the Evaluation Panel's recommendation:



---

Kevin Barbot  
Fire Chief, Sanibel Rescue & Fire District

**Exhibit 1**

CHRIS JACKSON 3/2/23

- and social media, of which written notice shall be provided to all Proposers;
- b. Reject the recommendation to award the Agreement; or
- c. Reject all Proposals and direct the SFRD Procurement Manager to re-open negotiations or to solicit new Proposals.

**5.2 EVALUATION CRITERIA**

Proposals will be evaluated by considering the following:

GMA

Technical Criteria	
Proposer's Qualifications and Experience	25
Proposer's Lead Architect/Engineer Qualifications and Experience	25
Proposer's Team Qualifications and Experience	20
Design Philosophy and Process	15
Technical Capabilities and Approach/Capacity	15
<b>TOTAL</b>	<b>100</b>

25  
23  
20  
12  
15  

---

95

Bain Husen 3-2-23

- and social media, of which written notice shall be provided to all Proposers;
- b. Reject the recommendation to award the Agreement; or
- c. Reject all Proposals and direct the SFRD Procurement Manager to re-open negotiations or to solicit new Proposals.

**5.2 EVALUATION CRITERIA**

Proposals will be evaluated by considering the following: **GMA**

Technical Criteria	
Proposer's Qualifications and Experience	25
Proposer's Lead Architect/Engineer Qualifications and Experience	25
Proposer's Team Qualifications and Experience	20
Design Philosophy and Process	15
Technical Capabilities and Approach/Capacity	15
<b>TOTAL</b>	<b>100</b>

20  
20  
15  
10  
73



- and social media, of which written notice shall be provided to all Proposers;
- b. Reject the recommendation to award the Agreement; or
- c. Reject all Proposals and direct the SFRD Procurement Manager to re-open negotiations or to solicit new Proposals.

**5.2 EVALUATION CRITERIA**

Proposals will be evaluated by considering the following:

SMA

Technical Criteria		
Proposer's Qualifications and Experience	25	20
Proposer's Lead Architect/Engineer Qualifications and Experience	25	20
Proposer's Team Qualifications and Experience	20	20
Design Philosophy and Process	15	10
Technical Capabilities and Approach/Capacity	15	10
<b>TOTAL</b>	<b>100</b>	<b>80</b>

CHRIS JACKSON 3/2/23

- and social media, of which written notice shall be provided to all Proposers;
- b. Reject the recommendation to award the Agreement; or
- c. Reject all Proposals and direct the SFRD Procurement Manager to re-open negotiations or to solicit new Proposals.

**5.2 EVALUATION CRITERIA**

Proposals will be evaluated by considering the following: *SCHENKEL & SHULTZ*

Technical Criteria		
Proposer's Qualifications and Experience	25	25
Proposer's Lead Architect/Engineer Qualifications and Experience	25	25
Proposer's Team Qualifications and Experience	20	19
Design Philosophy and Process	15	15
Technical Capabilities and Approach/Capacity	15	14
<b>TOTAL</b>	<b>100</b>	<b>98</b>



- and social media, of which written notice shall be provided to all Proposers;
- b. Reject the recommendation to award the Agreement; or
- c. Reject all Proposals and direct the SFRD Procurement Manager to re-open negotiations or to solicit new Proposals.

**5.2 EVALUATION CRITERIA**

Proposals will be evaluated by considering the following:

SCHENKA &  
SHULTZ

Technical Criteria		
Proposer's Qualifications and Experience	25	25
Proposer's Lead Architect/Engineer Qualifications and Experience	25	25
Proposer's Team Qualifications and Experience	20	20
Design Philosophy and Process	15	15
Technical Capabilities and Approach/Capacity	15	15
<b>TOTAL</b>	<b>100</b>	<b>100</b>

Brian Howell 3-2-23

- and social media, of which written notice shall be provided to all Proposers;
- b. Reject the recommendation to award the Agreement; or
- c. Reject all Proposals and direct the SFRD Procurement Manager to re-open negotiations or to solicit new Proposals.

**5.2 EVALUATION CRITERIA**

Proposals will be evaluated by considering the following: *SCHENKLE + SCHULTZ*

Technical Criteria		
Proposer's Qualifications and Experience	25	23
Proposer's Lead Architect/Engineer Qualifications and Experience	25	22
Proposer's Team Qualifications and Experience	20	18
Design Philosophy and Process	15	15
Technical Capabilities and Approach/Capacity	15	13
<b>TOTAL</b>	<b>100</b>	<b>91</b>

Schenkel & Shultz			
Proposer's qualifications & experience	25	Design/Bid/Build: 36. Design/Build: 3. CM at risk: 96. Private: 6. Federal: 2. State/county/muni: 139. 38 Fire Station projects (list on page 19 ) Submitted 5 samples of similar public safety projects. Project manager: Submitted 3	
Lead architect/engineer's qualifications & experience	25	Architect: 40 years. Engineer (Amahd Karen, Haley Ward, Inc.) 36 years exp.	
Team qualifications & experience	20	Architect (other): 12 years. CAD tech/Architect: 38 years. Interior designer: 12 years. Construction Admin: 39 years	
Design philosophy & process	15	Page 81-85	
Technical capabilities and approach/capacity	15	Page 87-92	

GMA			
Proposer's qualifications & experience	25	Design/Bid/Build: 27. Design/Build: 74. CM at risk: 20. Private: 89. Federal: 0. State/county/muni: 15. Submitted 2 examples of similar size projects. Project manager: submitted 2	
Lead architect/engineer's qualifications & experience	25	Architect: 36 years. Engineer (John T Wodjick, DeLusi Fitzgerald Inc.) 26 years exp.	
Team qualifications & experience	20	Architect (other): 17 years. CAD tech/Architect: 20 years. Interior designer: 7 years. Construction Admin: 44 years	
Design philosophy & process	15	Page 27-29	
Technical capabilities and approach/capacity	15	Page 30-33	

Schenkel & Shultz			
New station design in SWFL last 3 years	Estero 45	\$180,000 for services, \$6.5 million build. 1.5 year construction. 5 bays + training tower. 19,000 s.f.	
New replacement in gulf coast last 3 years	Sarasota 9	\$472,000 for services, \$7million build. 2 year construction. 3 bays	
New replacement in FL last 3 years	DeLand 81	\$438,000 for services, \$6.1million build. 1 year construction. 4 bays, community space. 22,000 s.f.	
New station design in FL last 3 years	Parrish 2	\$342,000 for services, \$6.2 million construction, ONGOING. 3 bays	
New EMS & Fire services design in SWFL last 3 years	Collier EMS, Golden Gate Estates	\$301,000 for services, \$6.3million build NOT STARTED. 2 bays. 14,000 s.f.	

GMA			
Estero Crossings East & West		Immokalee 32	
Goodwill - Naples Park		Bonita Springs 1, 2, 5, 23, 26	
Collier Mosquito Control		Fort Myers Beach 32, 33	
		North Collier 14	
		Lehigh 4, 5	
		Pine Ridge Complex	