



February 24, 2021

TO: THE DISTRICT BOARD OF TRUSTEES
OF VALENCIA COLLEGE

FROM: SANFORD C. SHUGART
President

RE: AWARD OF RFP-F 2021-15 MIDTOWN ORLANDO CENTER FOR ACCELERATED
SKILLS TRAINING TENANT BUILD-OUT

On December 18, 2020, the College issued RFP-F 2021-15, *Midtown Orlando Center for Accelerated Skills Training Tenant Build-Out*, to Valencia's annually prequalified pool of General Contractors with a single project certification for projects greater than \$2,000,000. This project will consist of a tenant build-out of 26,402 square feet in an existing industrial, new shell space for the Midtown Orlando Center for Accelerated Skills Training (MCAT). Contractor selection consisted of two (2) Phases - Phase I: Qualifications Submittal and Evaluation, followed by Phase II: Fixed Price Bid Submittal.

On January 19, 2021, fourteen (14) firms submitted qualifications. Those firms included Albu & Associates Inc., Charles Perry Partners, Inc., Clancy & Thays Construction Company, DPR Construction, Environstruct, LLC, Gomez Construction Company, Hensel Phelps Construction Company, McCree General Contractors, Inc., Oelrich Construction, Inc., Ovation Construction, Peak CM LLC, T&G Constructors, Walbridge Aldinger LLC, WELBRO Building Corporation.

A public evaluation committee meeting held on January 29, 2021, reviewed qualifications and short-listed the firms. Seven (7) committee members reviewed, scored and ranked the proposals on the following criteria: a) Local office Details, b) Experience with educational trades facilities/spaces, c) Fast-Track projects and proposed construction schedule, d) Experience with high-bay construction, and e) Experience with tenant infill projects. The evaluation committee short listed the five firms receiving the highest scores and invited them to participate in Phase II, Fixed Price Bid Submittal. The firms invited to participate further were Clancy & Theys Construction Company, Charles Perry Partners, Inc., Hensel Phelps Construction Company, Ovation Construction, and Walbridge Aldinger LLC.

On February 12, 2021, final bids were received from the five short-listed firms and Charles Perry Partners, Inc. was the lowest bidder at \$1,896,770.

RECOMMENDATION:

The President recommends that the District Board of Trustees of Valencia College authorize the College to award RFP-F 2021-15 to Charles Perry Partners, Inc. and enter into a contract to engage Charles Perry Partners, Inc. for the provision of the Midtown Orlando Center for Accelerated Skills Training Tenant Build-Out, at a cost of \$1,896,770.



President



Orlando Mid-town Center for Accelerated Training (MCAT)

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Expand Accelerated Skill Training Project Requirements

- Ability to serve 400 learners in year one
- Capability to grow to 500 – 600 students
- Convenient central Orlando location that is easy to find, good access to mass transit and safe
- Ability to attract philanthropic support
- Other selection criteria included immediate availability, accessibility, ceiling height, learning environment, rates, etc.
- Awarded the State of Florida Rapid Credentialing \$2.3M grant of which \$1.8M is for equipment



Expand Accelerated Skill Training Warehouse Search

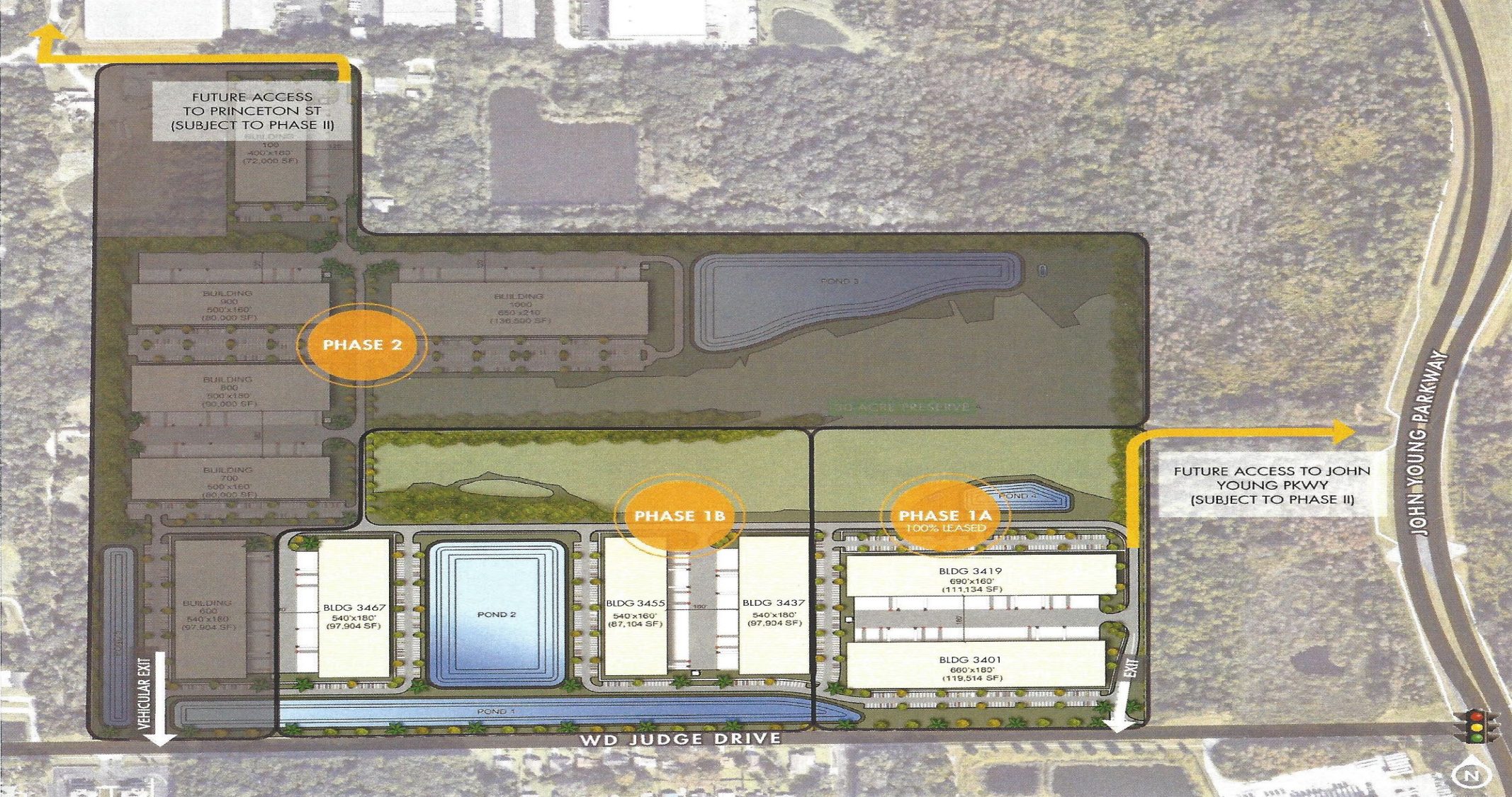
- Focused on mid-town Orlando
- Reviewed 25 warehouse properties
 - 20 Class C (generally older)
 - 5 Class B (newer, newer designs)
- Physically reviewed 10 locations
- Top location was Princeton Oaks

ACCESS & SITE PLAN

PHASE I: 513,560 SF



Princeton Oaks Location



Princeton Oaks Location



Specific Deal Points

Property owner	Princeton Oaks Industrial Investors LLC.
Location	3437 Wd. Judge Drive, Orlando, Florida
Lease space	26,402 square feet
Lease term	125 months (5 months free - \$72,050)
Lease cost	\$6.55 per sq. ft. (\$172,920)
Lease Escalator	3% annual increase
Tenant Imp. allowance	\$12 per square feet (\$316,800)
Operating costs	College is responsible for operating costs
Exterior maintenance	CAM estimate is \$2.60 per sq. ft.**



Orlando Mid-town Center for Accelerated Training (MCAT)

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