



FLORIDA DEPARTMENT OF JUVENILE JUSTICE

PUBLIC ANNOUNCEMENT FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE NORTHWEST, NORTHEAST, CENTRAL AND SOUTH REGIONS

DATE: August 5, 2026

RFSQ/RFQ NUMBER: RFQ-DJJ-16278

PROJECT NAME: CONTINUING CONSTRUCTION MANAGEMENT SERVICES
REGIONAL AREA CONTRACT

LOCATION: Northwest, Northeast, Central and South, Florida

SECTION 1: GENERAL DESCRIPTION

The State of Florida, Department of Juvenile Justice is issuing this Request for Statement of Qualifications ("RFSQ/RFQ") from Construction Management (CM) at Risk firms for the project referenced herein.

Firms must be currently licensed and registered in the State of Florida as required under Florida law at the time of submittal. Further, if the applicant is a Joint-Venture or a corporation, the Firm must be currently registered with the Florida Department of State, Division of Corporations if a domestic corporation or have the authority to transact business in Florida if a foreign corporation at the time of submittal. A firm desiring to provide services for the project must be prequalified by the Department pursuant to Rule 60D-5.004(2)(a), Florida Administrative Code (F.A.C) at the time of submittal. The Department will not review responses from Vendors that do not meet these requirements by the date and time responses are due to Department of Juvenile Justice as set forth in section 4. The relative ability of a firm to perform the services required shall be determined utilizing the evaluation criteria set forth in Rule 60D-5, F.A.C. and section 287.055, F.S. The factors to be considered in the determination of whether a firm is qualified as set forth in section 287.055, F.S. are contemplated in the Evaluation Summary Sheet – General Contractor/Construction Manager Selection form, number DMS PD-24 ("Construction Manager Selection Form") which will be utilized by an evaluation team appointed by the Department. Send prequalification information to Carol.Walters@fldjj.gov

REGIONAL SERVICE AREAS:

NORTHWEST REGION: Escambia, Santa Rosa, Okaloosa, Walton, Holmes, Washington, Bay, Jackson, Calhoun, Gulf, Franklin, Liberty, Gadsden, Leon, Wakulla, Jefferson, Madison, Taylor, Dixie, Lafayette, Suwannee, Hamilton, Columbia County, and other counties as may be determined necessary by the owner.

NORTHEAST REGION: Gilchrist, Levy, Alachua, Bradford, Union, Baker, Nassau, Duval, Clay, St. Johns, Putnam, Flagler, Volusia, Lake, Marion, Citrus, Sumter, Hernando County, and other counties as may be determined necessary by the owner.

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Ron DeSantis | Governor

Matthew J. Walsh, MSW | Secretary

The mission of the Florida Department of Juvenile Justice is to enhance public safety through high-quality effective services for youth and families delivered by world-class professionals dedicated to building a stronger, safer Florida.

CENTRAL REGION: Pasco, Pinellas, Polk, Hillsborough, Seminole, Brevard, Orange, Osceola, Sarasota, Manatee, Desoto, Hardee, Highlands, County, and other counties as may be determined necessary by the owner.

SOUTH REGION: Dade, Palm Beach, Monroe, Broward, Charlotte, Glades, Lee, Hendry, Collier Indian River, Okeechobee, St. Lucie, Martin County, and other counties as may be determined necessary by the owner.

SECTION 2: RELEVANT EXPERIENCE

Construction Management firms should have relevant successful experience at cost-effectively performing Construction Management at Risk services on remodeling and/or repairing of existing occupied buildings including tenant improvements on juvenile or correctional detention facilities, mechanical, plumbing and electrical building system upgrades, re-glazing, water-proofing exterior building envelopes, security detention doors and detention security in detention facilities. The construction values of projects will range from less than \$35,000 up to \$7,725,000, but projects can be activated for up to the thresholds established in 287.055(2)(g), Florida Statutes, especially for new freestanding buildings or major additions and renovations.

SECTION 3: SPECIFIC QUALIFICATIONS

The selected CM must demonstrate they can bring multiple qualified and competitive subcontractors to all related construction trades for successful project delivery. The CM must be capable of supplying workers that meet Florida Department of Law Enforcement criminal history background checks.

A CM submitting a response shall be required to have an individual who is a licensed contractor pursuant to the licensing requirements of section 489.113, Florida Statutes. All firms submitting a response must provide a letter of intent from a surety company authorized to do business in the State of Florida on its letterhead, indicating their willingness to provide a 100% Payment and Performance Bonds in the amount of \$7,725,000.00 per project.

SECTION 4: TIMELINE OF EVENTS

The table below contains the Timeline of Events for this RFQ. Firms shall become familiar with the Timeline of Events. The dates and times within the Timeline of Events may be subject to change. It is the firm's responsibility to check for any changes. All changes to the Timeline of Events will be made through an addendum to the advertisement on the VIP website. Firms are responsible for submitting all required documentation by the dates and times (Eastern Time) specified below (or as revised by addenda).

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Selection Schedule	EVENT TIME (ET)	EVENT DATE
RFQ posted to VIP website.		08/10/2026
Deadline to submit questions to the Construction Procurement Liaison. No questions will be answered beyond this date/time.	5:00 PM EST	08/20/2026
Anticipated posting of answers to questions posted to the VIP website.	5:00 PM EST	08/24/2026
Vendors Prequalification per Rule 60D-5.004(2)(a), Florida Administrative Code F.A.C) Send to Carol.Walters@fldjj.gov	5:00 PM EST	08/28/2026
Vendor Responses to Contractor Experience Questionnaire and Financial Information due to DJJ.	4:00 PM EST	08/31/2026
Anticipated posting of the list of vendors selected for an interview and presentation to the VIP website.	5:00 PM EST	09/08/2026
Firm Interviews /Presentations	5:00 PM EST	09/15/2026
Anticipated posting of Selection Committee's recommended selection to the VIP website.	5:00 PM EST	09/21/2026
Contract Awards	5:00 PM EST	10/06/2026

SECTION 5: QUESTIONS

Any questions from prospective firms concerning the RFQ shall be submitted in writing, identifying the firm, to the Construction Procurement Liaison by email at Carol.Walters@fldjj.gov no later than **5:00 p.m., Monday, August 20, 2026**. All questions and answers/changes to the RFQ will be provided in writing and posted on the VIP website.

SECTION 6: ADDENDA TO THE RFQ

The Department reserves the right to modify this RFQ by issuing addenda. Addenda may modify any aspect of this RFQ. Any addenda issued will be posted on VIP. It is the prospective firm's responsibility to check VIP periodically for any information updates to the RFQ posted to the VIP website. The Department bears no responsibility for any delays, or resulting impacts, associated with a prospective firm's failure to obtain the information made available through the VIP website.

SECTION 7: INFORMATION WILL NOT BE AVAILABLE BY PHONE

Any information received through oral communication shall not be binding on the Department and shall not be relied upon by an offeror.

SECTION 8: NOTICE PURSUANT TO SECTION 287.057(25), F.S.

Respondents to this RFQ or persons acting on their behalf may not contact, between the release of the RFQ and the end of the 72-hour protest period following the Department posting the notice of intended award, excluding Saturdays, Sundays and state holidays, any employee or officer of the executive or legislative branch concerning any aspect of this RFQ, except in

writing to the Construction Procurement Liaison or as provided in this RFQ. Violation of this provision may be grounds for rejecting the response.

The Construction Procurement Liaison is the **sole point of contact** for this RFQ, and violation of this provision may be grounds for rejecting a response. Contact will be in writing and if submitted by email will be addressed to Carol.Walters@fldjj.gov.

*****ALL EMAILS TO THE CONSTRUCTION PROCUREMENT LIAISON SHOULD CONTAIN THE SOLICITATION NUMBER IN THE SUBJECT LINE OF THE EMAIL. *****

If a firm claims that any portion of an email is trade secret under section 812.081, F.S., or otherwise confidential under Florida or Federal Law, the firm is to place the word "Confidential" in the subject line.

Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed shall constitute a waiver of proceedings under Chapter 120, Florida Statutes. Any protest concerning this agency decision or intended decision must be timely filed with the Agency Clerk. Protests may be filed by courier, hand delivery, or regular mail at: Department of Juvenile of Justice, Office of the General Counsel, Attention: Agency Clerk, 2737 Centerview Drive, Tallahassee, Florida 32399. It is the filing party's responsibility to meet all filing deadlines.

SECTION 9: RESPONSE INSTRUCTIONS

On or before the response due date listed above, firms interested in being considered for this project must submit one (1) scanned copy and, if applicable, one (1) scanned redacted copy (redacted in accordance with Section 13) of the entire response in Adobe .pdf on a thumb drive. Electronic copies must be non-restricted, meaning they can be saved and shared for retention and evaluation purposes. **If an electronic copy is restricted, and therefore unable to be saved, shared, or distributed to committee members, the response shall be deemed non-responsive.** The response's table of contents and tabbed sections should be in the following order:

1. A letter of interest detailing the firm's qualifications to meet the above-referenced selection criteria. (To include firm name, address, contact person, telephone number and email address).
2. A revised current Contractor's Experience Questionnaire and Financial Information - Form Number CM01, REV 7/2026 (Contractor's Experience Questionnaire), see Attachment A.
3. Listing of relevant project experience, including the name of the project Client and Architect- Engineer with telephone numbers and e-mail addresses. The Department reserves the right to contact these project references to discuss the firm's performance on the listed projects.
4. Resumes of proposed staff and staff organizations, for both pre-construction and construction phases.
5. Describe effective Project Management Systems utilized by the firm to successfully complete relevant projects which would be utilized in projects.
6. A copy of the current Florida Department of Business and Professional Regulation Contracting License for the individual qualifying the responding firm.
7. For Corporations only: If the firm offering services is a corporation, it must be properly registered with the Florida Department of State to operate in Florida if a domestic corporation or have the authority to transact business in Florida if a foreign corporation

- and must provide a copy of the firm's current Florida corporate registration or authorization.
8. A certification that the Construction Manager has not and will not use any federally appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or other award covered by 31 U.S.C. 1352 and shall disclose to the Department any lobbying with non-Federal funds in connection with obtaining any Federal award.
 9. A certification the Construction Manager is not on the Suspended Vendor List pursuant to section 287.1351, F.S.; Convicted Vendor List pursuant to section 287.133, F.S.; Antitrust Violator Vendor List pursuant to section 287.137, F.S.; the Discriminatory Vendor List pursuant to section 287.134, F.S.; or the Forced Labor Lists pursuant to section 787.06, F.S.

A firm must submit all of the above requested information and documentation to be considered responsive. The Department will perform the initial responsiveness check. Responses found to be nonresponsive will not be evaluated.

A firm or individual placed on the Suspended Vendor List pursuant to section 287.1351, F.S., the Convicted Vendor List pursuant to section 287.133, F.S., the Antitrust Violator Vendor List pursuant to section 287.137, F.S., or the Discriminatory Vendor List pursuant to section 287.134, F.S., or the or the Forced Labor Lists pursuant to section 787.06, F.S., is immediately disqualified from Contract eligibility.

SECTION 10: DEPARTMENT'S RIGHTS TO REJECT RESPONSES

The Department may reject any response not submitted in the manner specified by this RFQ.

Responses that do not meet all requirements, specifications, terms, and conditions of the RFQ or fail to provide all required information, documents, or materials may be rejected as non-responsive. Firms whose responses, references, or current status do not reflect the capability, integrity, or reliability to fully and in good faith perform the requirements of the Contract may be rejected as not responsible. The Department reserves the right to determine which firms meet the requirements of this RFQ and which firms are responsive and responsible.

In this solicitation, the words "should" or "may" indicate desirable attributes or conditions but are permissive in nature. Where language indicates that the attribute or condition is mandatory, the Department still reserves the right to waive any minor irregularity if the Department determines that it is in the best interest of the State to do so.

A deviation from a requirement or condition is material if, in the Department's discretion, it provides a substantial advantage to one firm over another or has a potentially significant effect on the quality of the response or on the cost to the State.

SECTION 11: RESPONSE DUE DATE

Responses must be received by the Department, in accordance with the document delivery instructions below, on or before **Monday, August 31, by 4:00 p.m.** Eastern Time.

SECTION 12: DOCUMENT DELIVERY

Responses are to be submitted in a sealed envelope to:
Construction Procurement Liaison

Department of Juvenile Justice
DJJ General Services Purchasing Office
2020 Capital Circle SE, Suite 1400
Tallahassee, Florida 32399

The time/date stamp/clock in the Department shall serve as the official authority to determine timeliness of the responses. Responses which, for any reason, are not timely received will not be considered. Late responses will be declared non-responsive and will not be further evaluated. Responses received by telegram, facsimile transmission or other similar means not in conformance with the instructions of this RFQ are not acceptable and will be declared non-responsive and will not be further evaluated.

SECTION 13: REDACTED COPY

All materials submitted as part of this RFQ will be a public record subject to the provisions of Chapter 119, Florida Statutes, unless exempt from disclosure by law. If a firm considers any portion of the documents, data or records submitted in response to this RFQ to be confidential, proprietary, trade secret or otherwise not subject to disclosure pursuant to Chapter 119, Florida Statutes, the Florida Constitution, or other authority (Confidential Information), a firm must mark the document as "Confidential" and simultaneously provide the Department with a separate .pdf redacted copy of its response to this RFQ. For each portion redacted, the firm must briefly describe in writing the grounds for claiming exemption from the public records law, including the specific statutory citation(s) for such exemption(s). This redacted copy shall contain the Department's RFQ number and the firm's name on the cover and shall be clearly titled "Redacted Copy." The Redacted Copy should only redact those portions of material that the firm claims is Confidential Information. In the event of a request for public records pursuant to Chapter 119, Florida Statutes, the Florida Constitution or other authority, to which documents that are marked as confidential are responsive, the Department will provide the Redacted Copy to the requestor. If the firm fails to submit a redacted copy of information it claims is confidential, the Department is authorized to produce the entire documents, data, or records submitted to the Department in answer to a public records request for these records.

If a requestor asserts a right to the redacted Confidential Information, the Department will notify the firm that such an assertion has been made. It is the firm's responsibility to take the appropriate legal action to assert that the information in question is exempt from disclosure under Chapter 119, F.S., or other applicable law. If the Department becomes subject to a demand for discovery or disclosure of documents that are marked as "confidential" in a legal proceeding, the Department will give the firm notice of the demand or request. It will be the firm's responsibility to take the appropriate legal action in response to the demand and to defend its claims of confidentiality. If the firm fails to take appropriate and timely action to protect the materials it has designated as Confidential Information, the Department will provide the unredacted materials to the requester. By submitting a response, the firm agrees to protect, defend, and indemnify the Department for all claims arising from or relating to the firm's determination that the redacted portions of its response are Confidential Information. If a firm fails to submit a redacted copy in accordance with this section of information it claims is Confidential Information the Department is authorized to produce the entire material submitted to the Department in response to a public records request for, or demand for discovery or disclosure of, these records.

SECTION 14: PRELIMINARY SCREENING

A Selection Committee established pursuant to Rule 60D-5.0082, F.A.C., shall evaluate statements of qualification data submitted by firms proposing to provide services for this

project. Selection of firms for interview/presentations will be made based on the firm's qualifications which will be evaluated and assessed points utilizing the Construction Manager Selection Form. The evaluation criteria are:

1. Proposed office distance to site;
2. Financial capacity to project scope, which includes consideration of information submitted in the firm's Contractor's Experience Questionnaire;
3. Relevant project type experience;
4. Proposed preconstruction phase staff;
5. Proposed construction phase staff; and
6. Project management systems utilization.

The Construction Manager Selection Form is attached for reference, see Attachment B.

The Selection Committee shall assess points for each evaluation criteria set forth above utilizing the point scale set forth in the Construction Manager Selection Form. The Construction Procurement Liaison will total a firm's points from each evaluator to obtain the firm's total preliminary screening score. The Selection Committee will conduct discussions with firm based on the total preliminary screening scores.

Pursuant to Rule 60D-5.0082, F.A.C., at least three firms, or all firms if fewer than three submit responses per region, shall be selected for an interview and presentation based on the scores received and posted in order of preference on the Vendor Information Portal (VIP) website. The Department reserves the right to amend, after posting on the VIP website, the notice containing the recommended selection of firms.

SECTION 15: INTERVIEWS

A Selection Committee will conduct public presentations and interviews with the selected firms regarding their qualifications, approach to the project, and ability to furnish the required services.

The list of firms selected for interview/presentation based on the total preliminary screening scores will be posted on the VIP website. Each invitee will be notified by email of the date and time of its interview/presentation. Interviews/presentations may be held by virtual meeting or in person.

SECTION 16: INTERVIEWS & PRESENTATIONS

Selection in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services will be performed in accordance with section 287.055, F.S. and Rule 60D-5, F.A.C. The factors to be considered in the determination of whether a firm is qualified as set forth in section 287.055, F.S. are contemplated in the Construction Manager Selection Form and the evaluation committee's evaluation criteria scores will be utilized to select firms deemed to be most highly qualified to perform the required services. The evaluation criteria are:

1. References for relevant projects. This may include, but is not limited to, contacting prior Clients and Architects-Engineers using the information provided in the firm's Response (see Section 9, Number 3);
2. Preconstruction services;
3. Bid marketplace effort;
4. Construction site mobilization;
5. Construction phase scheduling; and

6. Overall approach and methodology.

The above criteria are utilized to determine the firm's ability to remain on schedule and on budget throughout the project.

The Selection Committee shall assess points for each evaluation criteria set forth above utilizing the point scale set forth in the Construction Manager Selection Form. The Construction Procurement Liaison will total a firm's points from each evaluator to obtain the firm's total interview score. The order of preference of firms deemed most highly qualified to perform the services will be based on the firm's total interview scores.

The Secretary of DJJ will further negotiate with the firms in accordance with the procedures set forth in section 287.055(5), F.S., and Rule 60D-5.0091, F.A.C.

SECTION 17: SELECTION POSTING

Official notice of the recommended selection of firms deemed to be the most highly qualified to perform the required services will be by electronic posting on the VIP website [MyFloridaMarket Place Vendor Information Portal](#).

The Department reserves the right to:

1. Amend, after posting on the VIP website, the notice containing the recommended selection of firms.
2. Execute a contract to no more than three (3) firms per region upon completion of negotiations pursuant to section 287.055(5), F.S.
3. Reject all responses and determine whether to reissue a competitive solicitation; and
4. Withdraw or cancel the procurement and not execute a contract.

SECTION 18: DISABILITY ACCESS

7. Pursuant to the provisions of the Americans with Disabilities Act, and in accordance with section 286.26, Florida Statutes, any person requiring special accommodations to participate in a scheduled public meeting at which official acts are to be taken is asked to advise the Department at least 48 hours before the meeting by contacting the Construction Procurement Liaison at 850- 487-9929. If you are hearing or speech impaired, please contact the Department using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice)

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