

# District School Board of Pasco County

## Bid Recommendation

<b>RFQ Title</b>	Construction Management, Capital Projects Facilities Work Plan		<b>Number of Vendors Notified</b>	377
<b>RFQ Number</b>	06-024-AZ		<b>Number of Proposals Distributed</b>	28
<b>Date Solicited</b>	July 8, 2005		<b>Number of Vendors Responding</b>	8
<b>Date Opened</b>	September 8, 2005		<b>Number of Vendors Not Proposing</b>	0
<b>Date Board Presentation</b>	Poll Board September 26, 2005		<b>Number of Vendors Proposing</b>	8
<b>Total Savings</b>	N/A		<b>Grand Total of Proposal</b>	Estimated construction cost \$80m over 3 years

**Recommendation:** Recommend acceptance of Request for Qualifications (Phase I) per the attached tabulation. Per the terms of the RFQ, acceptance of the top eight (8) ranked firms will enable Purchasing to issue Requests for Proposal (Phase II) to these vendors for the RFQ's four (4) work groups, and will enable the Evaluation Committee to conduct interviews with the eight (8) firms on October 5 – 6, 2005.

**Term of Contract:** Umbrella terms and conditions, using the current AIA contract template, will be negotiated by the New Construction Department with the top-ranked firm for each work group as a result of the RFP Phase II interviews. Per F.S. 287.055, pricing for each project will be negotiated separately.

**Notations and Exceptions:** If permission is granted by the Board, during the afternoon of September 26, 2005 Purchasing will issue four (4) RFPs for individual work groups of schools, with corresponding interview invitations, to the Board-approved short-list. Final recommendations regarding the Committee's choices for the four (4) Phase II work groups of schools will be submitted to the Board on October 18, 2005. Permission is sought to issue interview invitations and RFPs to Kalemeris Construction and Kenyon & Partners contingent upon those companies providing audited financial statements; they have currently provided financial statements which were subject solely to an accounting review.

An average of the Evaluation Committee's scores produced the following company ranking, in order from highest to lowest: 1) The Beck Group, 2) Walbridge Aldinger Company, 3) Cutler Associates, 4) Creative Contractors Inc., 5) Kalemeris Construction, 6) ACI Construction, 7) Heery International, and 8) Kenyon & Partners.

**RFQs Evaluated By:**

Kathleen Wolf, Board Member

James Davis, Assistant Superintendent for High Schools, Adult and Alternative Schools

Gerald Brown, Director of Facilities and Maintenance Services

Linley Ward, Vice Chairman, Penny for Pasco Oversight Committee

Christopher Williams, Supervisor of Planning

Randall Belcher, Principal on Assignment

John Boucher, Facility Operations and Safety Manager

Joseph Scudiero, Chief Building Official

Michael Woodall, Facility Specialist

**Bids Prepared By:**

Arlene Zimney, CPPB, C.P.M., Buyer

**Reviewed and Authorized By:**

Kendra Goodman, CPPB, Purchasing Agent

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: September 8, 2005						
Proposal Title: Construction Management Services, Capital Projects Facilities Work Plan	ACI Construction Services	Beck Group	Creative Contractors, Inc.	Cutler Associates	Heery International Inc.	Kalemeris Construction Inc.
RFQ 06-024-AZ	601 N. Ashley Drive, Suite 1100	5100 W. Kennedy Blvd., Suite 250	620 Drew St.	5410 Mariner St., Suite 100	550 N. Red St., Suite 300	5010 Cortez Ave. N.
<b>**SCORES TO DETERMINE INTERVIEWEES**</b>	Tampa, FL 33602	Tampa, FL 33609	Clearwater, FL 33755	Tampa, FL 33609	Tampa, FL 33609	Tampa, FL 33684
Section 1: Experience with similar projects	8.778	14.000	13.000	12.556	10.556	11.556
Section 2: Accuracy of GMP/CM fees	7.889	9.444	7.111	8.778	6.667	6.222
Section 3: Buyout savings	4.444	4.556	3.778	4.222	4.556	2.111
Section 4: Project priorities	7.556	9.444	8.222	8.667	7.556	7.333
Section 5: Unique characteristics of firm	11.000	13.778	13.667	13.333	11.222	9.667
Section 6: Preconstruction services	4.222	4.556	1.333	4.111	3.778	3.444
Section 7: M/WBE certification	0.000	0.000	0.000	0.000	0.000	5.000
Section 8: References	18.600	19.600	19.600	19.735	17.730	17.200
Section 9: Previous successful work with District	0.000	5.000	0.000	5.000	0.000	0.000
Section 10: Location of office	10.000	10.000	8.000	10.000	10.000	10.000
<b>Total</b>	<b>72.489</b>	<b>90.378</b>	<b>74.711</b>	<b>86.402</b>	<b>72.063</b>	<b>72.533</b>

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: September 8, 2005			
Proposal Title: Construction Management Services, Capital Projects Facilities Work Plan	Kenyon & Partners	Walbridge Aldinger Co.	
RFQ 06-024-AZ	2021 E. 7th Ave.	9942 Currie Davis Drive, Suite H	
<b>**SCORES TO DETERMINE INTERVIEWEES**</b>	Tampa, FL 33605	Tampa, FL 33619	
			<b>RANKING ORDER</b>
Section 1: Experience with similar projects	9.778	13.556	<b>DETERMINING INTERVIEWEES</b>
Section 2: Accuracy of GMP/CM fees	6.000	9.000	1) Beck Group
Section 3: Buyout savings	3.111	4.556	2) Walbridge Aldinger Co.
Section 4: Project priorities	6.000	8.778	3) Cutler Associates
Section 5: Unique characteristics of firm	9.333	13.778	4) Creative Contractors
Section 6: Preconstruction services	3.333	4.333	5) Kalemeris Construction
Section 7: M/WBE certification	0.000	0.000	6) ACI Construction
Section 8: References	18.535	18.535	7) Heery International
Section 9: Previous successful work with District	0.000	5.000	8) Kenyon & Partners
Section 10: Location of office	10.000	10.000	
<b>Total</b>	<b>66.091</b>	<b>87.535</b>	