

District School Board of Pasco County

Bid Recommendation

RFP Title	Construction Management Services for East Work Group		Number of Vendors Notified	6
RFP Number	11-030-AZ		Number of Proposals Distributed	6
Date Solicited	July 6, 2010		Number of Vendors Bidding	6
Date Opened	July 14, 2010		Number of Formal "No Bid" Responses	0
Date Board Presentation	July 27, 2010		Funding Source	Capital dollars
Total Savings	N/A		Grand Total of Proposal	Estimated construction cost \$9.583m through RFP term

Recommendation: Recommend acceptance of Request for Proposal per the attached tabulation, with A.D. Morgan Corp. as the first-ranked firm, Ajax Building Corp. as the second, and Cutler Associates as the third. Per the terms of the RFP and its foundation document, Request for Qualification (RFQ) 11-019-AZ (Board approved July 6, 2010), acceptance of these firms will enable the Construction Services and Code Compliance Department to negotiate umbrella terms and conditions with A.D. Morgan, on projects which have been Board approved, in accordance with the provisions of RFQ 11-019-AZ and F.S. 287.055. Per F.S. 287.055, pricing for each project must be negotiated separately. The current AIA contract will be used as the template for the umbrella terms and conditions. We have the ability to negotiate, in turn, with the second and third-ranked firms if we cannot reach accord with the first, and we are requesting permission to do so should the need arise. Per the RFP criteria, once a Construction Manager was chosen for a Work Group, they were not eligible to be ranked #1 on any other Work Group.

Term of Contract: The RFP is a three-year contract, renewable annually at the mutual agreement of the parties. The first year of the contract will be July 27, 2010 – July 26, 2011.

Notations and Exceptions: The six (6) firms short-listed from RFQ 11-019-AZ were interviewed and ranked by the Evaluation Committee on July 19, 2010. Based upon independent scoring by all Committee members, and an averaging of their scores, the top three (3) firms were offered their choice of Work Group according to the guidelines established in RFQ 11-019-AZ. The scope of

Notations and Exceptions, continued:

work includes any currently identified project in Attachments A and B of RFQ 11-019-AZ (per the Planning Guide for Construction Services Work Group Projects, Board approved January 19, 2010), any unidentified Board-approved project with an estimated construction cost of less than \$2 million, and any District-defined “emergency” work, regardless of cost, for the schools and buildings associated with the East Work Group, during the life of the RFP. Any emergency work exceeding \$50,000 will be presented to the School Board for ratification after the fact.

Proposals Evaluated By:

Joanne Hurley, Board Member
Michael Gude, Project Coordinator, Construction Services & Code Compliance
William Hemphill, Project Coordinator, Construction Services & Code Compliance
Patricia Penabade, Project Planner, Maintenance & Facilities
Joseph Scudiero, Chief Building Official, Construction Services & Code Compliance
Thomas Skiratko, Member, Penny for Pasco Oversight Committee
Richard Tonello, Supervisor of Planning
Michael Williams, Staff Accountant, Construction Services & Code Compliance
John Petrashek, Director of Construction Services & Code Compliance, served as the non-voting Chair of the Committee

Proposal Prepared By:

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

Reviewed and Authorized By:

Kendra Goodman, CPPO, CPPB, Purchasing Agent

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFP
TABULATION

Date of Opening: July 14, 2010								
Proposal Title: Construction Management Services for East Work Group	A.D. Morgan Corp.	Ajax Building Corp.	Allstate Construction	Cutler Associates	Morganti Group	Walbridge		
RFP 11-030-AZ	716 N. Renellie Dr.	109 Commerce Blvd.	5421 Beaumont Center Blvd., Ste C	5410 Mariner St. Ste 100	1725 1/2 7th Ave. Ste 3	9942 Currie Davis Dr. Ste H		
BOARD MEETING JULY 27, 2010	Tampa, FL 33609	Oldsmar, FL 34677	Tampa, FL 33634	Tampa, FL 33609	Tampa, FL 33605	Tampa, FL 33619		
								<u>RANKING ORDER FOR WORK GROUP CHOICES</u>
Business philosophy (max. 10 pts.)	9.07	8.71	7.43	9.29	8.00	8.36	1)	Cutler Associates
							2)	A.D. Morgan Corp.
							3)	Ajax Building Corp.
Pre-construction services (max. 10 pts.)	8.57	8.71	8.00	9.14	7.86	8.64	4)	Walbridge
Role of the Construction Manager (max. 10 pts.)	9.29	8.50	7.86	9.07	7.86	8.29	5)	Morganti Group
Project management (max. 10 pts.)	9.07	8.79	8.07	8.71	8.29	8.14	6)	Allstate Construction
Quality assurance (max. 10 pts.)	9.00	8.86	8.07	9.00	7.79	8.21		
Specific questions generated from RFQ (max. 10 pts.)	8.57	8.14	7.29	8.93	8.00	8.14		
Committee member's overall evaluation of firm's qualifications (max. 10 pts.)	9.07	8.64	7.64	9.50	7.79	8.57		
<u>TOTAL</u>	62.64	60.36	54.36	63.64	55.57	58.36		