

District School Board of Pasco County

Bid Recommendation

RFQ Title	Construction Management Services for “GGG,” “W,” SMES, QHES, & SHES		Number of Vendors Notified	1015
RFQ Number	14-027-AZ		Number of Proposals Distributed	88
Date Solicited	October 15, 2013		Number of Vendors Proposing	18
Date Opened	December 9, 2013		Number of Formal “No Bid” Responses	0
Date Board Presentation	March 4, 2014		Funding Source	Capital dollars
Total Savings	N/A		Grand Total of Proposal	Estimated costs outlined below

Recommendation: The purpose of this RFQ is to qualify Construction Managers for five (5) District projects: High School “GGG” (est. \$50m); Elementary “W” (est. \$14.5m); Sanders Memorial Elementary School (SMES, est. \$14m); Quail Hollow Elementary School (QHES, est. \$6.5m); and Shady Hills Elementary School (SHES, est. \$6.5m). Recommend acceptance of Request for Qualifications, per the attached tabulation, as highest-scoring responsive, responsible proposals meeting specifications.

Term of Contract: As a result of these recommendations, umbrella terms and conditions, using the current AIA contract template and per F.S. 287.055, will be negotiated for each project by the Construction Services & Code Compliance Dept. A guaranteed maximum price (GMP) for each project will be brought to a future Board meeting for approval.

Notations and Exceptions: An average of the Evaluation Committee’s scores on written submittals (Phase I) produced the following company ranking, in order from highest to lowest: 1) Cutler Associates, 2) Creative Contractors, 3) Walbridge Aldinger, 4) A.D. Morgan Corp./Beck, 5) Charles Perry Partners Inc. (CPPI), 6) Ajax Building, 7) Allstate Construction, 8) Skanska USA, 9) ACA Construction, 10) Williams Co. Tampa, 11) Batson Cook Co., 12) Biltmore Construction, 13) Pirtle Construction, 14) Vogel Bros. Building, 15) Wharton Smith Inc., 16) Suffolk Construction, 17) Ellis Construction, 18) Moss & Assoc.

Interviews (Phase II) with the seven (7) highest-ranked companies noted above were conducted on February 13-14, 2014. An average of the Evaluation Committee’s scores produced the following company ranking for Phase II, in order from highest to lowest: 1) Cutler, 2) Creative Contractors, 3) Ajax, 4) Walbridge Aldinger, 5) CPPI, 6) A.D. Morgan/Beck, 7) Allstate.

Notations and Exceptions, continued:

Per the terms of the RFQ, we recommend an awarded firm, with two (2) firms short-listed, for each project. Negotiations are held in accordance with F.S. 287.055, with the highest-ranked firm; we are requesting approval to negotiate, in turn, with firms ranked 2nd and 3rd for each project should negotiations with the highest-ranked firm fail to produce an acceptable GMP on a timely basis.

High School “GGG:” Cutler Associates, Creative Contractors, Ajax Building
Elementary “W:” Creative Contractors, Ajax Building, Walbridge Aldinger
SMES: Ajax Building, Walbridge Aldinger, CPPI
QHES: Walbridge Aldinger, CPPI, Cutler Associates
SHES: CPPI, Cutler Associates, Creative Contractors

Offers from other vendors listed herein are the only offers received per the specified opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late.

Proposals Evaluated By:

Joanne Hurley, Board Member
Ray Bonti, Assistant Superintendent for Support Services
Mike Gude, Project Coordinator, Construction Services
Bill Hemphill, Project Coordinator, Construction Services
Patricia Penabade, Project Planner
Joe Scudiero, Chief Building Official, Construction Services

Audited financial statements were reviewed and approved by Mike Williams, Staff Accountant, Construction Services; John Petrashek, Director for Construction Services & Code Compliance, served as the non-voting Chair of the Committee.

Proposal Prepared By:

Arlene S. Zimney, CPPB, C.P.M., Buying Manager

Reviewed and Authorized By:

Nicole Westmoreland, MBA, Purchasing Agent

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: December 9, 2013 @ 1:30 pm							
Proposal Title: Construction Management Services for High School "GGG," Elementary "W", Elementary Schools Sanders Memorial, Quail Hollow & Shady Hills	ACA Construction Group	The A.D. Morgan Corp./Beck	Ajax Building Corp.	Allstate Construction Inc.	Batson-Cook Co.	Biltmore Construction Co. Inc.	Charles Perry Partners Inc.
RFQ 14-027-AZ	121 SW 8th St.	716 N. Renellie Dr.	109 Commerce Blvd.	4509 N. Nebraska Ave.	1101 Channelside Drive, Ste 401	1055 Ponce de Leon Blvd.	14422 Bruce B. Downs Blvd.
BOARD MEETING MARCH 4, 2014	Ocala, FL 34471	Tampa, FL 33609	Oldsmar, FL 34677	Tampa, FL 33603	Tampa, FL 33602	Bellair, FL 33756	Tampa, FL 33613
PHASE I SCORES: TO DETERMINE INTERVIEWS							
Amended A305 contractor's qualification form (max. 40 pts.)	25.50	35.17	31.50	33.83	28.67	30.83	36.00
Responses to RFQ questions (max. 40 pts.)	29.67	32.67	33.83	30.00	28.67	26.83	35.50
References (max. 15 pts.)	14.50	14.70	14.80	14.50	14.80	14.10	14.80
M/WBE certification of CM firm (max. 5 pts.)	5.00	5.00	0.00	0.00	0.00	0.00	0.00
TOTAL (max. 100 pts.)	74.67	87.53	80.13	78.33	72.13	71.77	86.30
Ranking to Determine Interviews	9	4	6	7	11	12	5
PHASE II SCORES (INTERVIEWS): TO DETERMINE BOARD RECOMMENDATION							
Presentation (max. 40 pts.)		35.83	36.50	32.33			37.00
General questions (max. 50 pts.)		37.67	41.33	36.33			39.83
Summary/wrap-up (max. 10 pts.)		7.83	8.67	7.00			8.00
TOTAL FOR INTERVIEWS (max. 100 pts.)		81.33	86.50	75.67			84.83
Ranking to Determine Board Recommendation		6	3	7			5

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: December 9, 2013 @ 1:30 pm							
Proposal Title: Construction Management Services for High School "GGG," Elementary "W", Elementary Schools Sanders Memorial, Quail Hollow & Shady Hills	Creative Contractors Inc.	Cutler Associates Inc.	Ellis Construction Co. Inc.	Moss & Assoc.LLC	Pirtle Construction Co.	Skanska USA Building Inc.	Suffolk Construction Co. Inc.
RFQ 14-027-AZ	620 Drew St.	8918 Brittany Way	1714 W. Cypress St.	5401 W. Kennedy Blvd.	121 S. Orange Ave., Ste. 1500	4030 Boy Scout Blvd., Ste. 200	1500 Jackson St., Ste.202
BOARD MEETING MARCH 4, 2014	Clearwater, FL 33755	Tampa, FL 33619	Tampa, FL 33606	Tampa, FL 33609	Orlando, FL 32801	Tampa, FL 33607	Ft. Myers, FL 33901
<u>PHASE I SCORES: TO DETERMINE INTERVIEWS</u>							
Amended A305 contractor's qualification form (max. 40 pts.)	38.00	38.67	26.50	23.67	30.00	32.17	25.17
Responses to RFQ questions (max. 40 pts.)	36.83	38.33	23.50	26.33	27.67	31.33	28.50
References (max. 15 pts.)	14.90	14.55	15.00	14.20	14.00	14.60	14.60
M/WBE certification of CM firm (max. 5 pts.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>TOTAL (max. 100 pts.)</u>	89.73	91.55	65.00	64.20	71.67	78.10	68.27
<u>Ranking to Determine Interviews</u>	2	1	17	18	13	8	16
<u>PHASE II SCORES (INTERVIEWS): TO DETERMINE BOARD RECOMMENDATION</u>							
Presentation (max. 40 pts.)	37.83	38.00					
General questions (max. 50 pts.)	43.17	44.67					
Summary/wrap-up (max. 10 pts.)	8.83	9.33					
<u>TOTAL FOR INTERVIEWS (max. 100 pts.)</u>	89.83	92.00					
<u>Ranking to Determine Board Recommendation</u>	2	1					

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Proposal Title: Construction Management Services for High School "GGG," Elementary "W", Elementary Schools Sanders Memorial, Quail Hollow & Shady Hills	Vogel Brothers Building Co.	Walbridge Aldinger Co.	Wharton-Smith Inc.	Williams Company Tampa
RFQ 14-027-AZ	2720 Drane Field Rd.	9942 Currie Davis Dr., Ste H	4912 LaSalle St.	5402 Beaumont Center Blvd., Ste 114
BOARD MEETING MARCH 4, 2014	Lakeland, FL 33811	Tampa, FL 33619	Tampa, FL 33607	Tampa, FL 33634
PHASE I SCORES: TO DETERMINE INTERVIEWS				
Amended A305 contractor's qualification form (max. 40 pts.)	28.00	37.00	26.67	30.83
Responses to RFQ questions (max. 40 pts.)	28.00	37.50	29.50	28.83
References (max. 15 pts.)	13.60	14.60	13.20	14.80
M/WBE certification of CM firm (max. 5 pts.)	0.00	0.00	0.00	0.00
TOTAL (max. 100 pts.)	69.60	89.10	69.37	74.47
Ranking to Determine Interviews	14	3	15	10
PHASE II SCORES (INTERVIEWS): TO DETERMINE BOARD RECOMMENDATION				
Presentation (max. 40 pts.)		36.50		
General questions (max. 50 pts.)		40.83		
Summary/wrap-up (max. 10 pts.)		8.33		
TOTAL FOR INTERVIEWS (max. 100 pts.)		85.67		
Ranking to Determine Board Recommendation		4		