

# District School Board of Pasco County

## Bid Recommendation

<b>RFQ Title</b>	Construction Management Services for Six School Projects		<b>Number of Vendors Notified</b>	753
<b>RFQ Number</b>	15-007-AZ		<b>Number of Proposals Distributed</b>	81
<b>Date Solicited</b>	April 8, 2014		<b>Number of Vendors Proposing</b>	20
<b>Date Opened</b>	May 13, 2014		<b>Number of Formal "No Bid" Responses</b>	0
<b>Date Board Presentation</b>	July 1, 2014		<b>Funding Source</b>	Capital dollars
<b>Total Savings</b>	N/A		<b>Grand Total of Proposal</b>	Estimated costs outlined below

**Recommendation:** The purpose of this RFQ is to qualify Construction Managers for six (6) District projects: New Elementary School (site TBD, est. \$17m); Bayonet Point Middle School (BPMS, est. \$11m); Fred K. Marchman Technical Education Center (MTEC, est. \$7m); Anclote Elementary School (AES, est. \$7m); R.B. Cox Elementary School (RBCES, est. \$5.5m), and Pasco Elementary School (PES, est. \$3.5m). 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) A.D. Morgan; 2) Charles Perry Partners Inc. (CPPI); 3) Cutler; 4) Creative Contractors; 5) Walbridge; 6) Allstate; 7) LEMA; 8) Williams; 9) Ajax; 10) DPR; 11) Skanska; 12) Wharton-Smith; 13) Biltmore; 14) Gilbane; 15) Batson-Cook; 16) Vogel; 17) Hennessy; 18) Manhattan; 19) Ellis; 20) Morganti Group.

Interviews (Phase II) with the eight (8) highest-ranked companies noted above were conducted on June 9-10, 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) A.D. Morgan; 4) CPPI; 5) Walbridge; 6) Allstate; 7) Williams; 8) LEMA. Per the terms of the RFQ, the top six (6) firms were deemed qualified for award of projects.

**Notations and Exceptions, continued:** Phase III of the RFQ, at the conclusion of interviews, was designed to align a qualified firm with the unique requirements of individual projects within the RFQ's scope. Projects were reviewed and scored in the following order: New Elementary School, BPMS, MTEC, AES, RBCES, and PES. For each project, in the order noted, Evaluation Committee members independently ranked the interviewed firms; scores were totaled for each project, with the highest-ranked firm for that project recommended for award. The firm was then removed from consideration for subsequent projects. PES, the final package reviewed, was assigned to the remaining, qualified firm.

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 2<sup>nd</sup> and 3<sup>rd</sup> for each project should negotiations with the highest-ranked firm fail to produce an acceptable GMP on a timely basis:

New Elementary School: A.D. Morgan, Cutler, Creative Contractors  
Bayonet Point Middle School: Cutler, Creative Contractors, A.D. Morgan  
Marchman Technical Education Center: Creative Contractors, A.D. Morgan, Cutler  
Anclote Elementary: Walbridge, CPPI, Allstate  
R.B. Cox: CPPI, Allstate, Walbridge  
Pasco Elementary: Allstate, Walbridge, CPPI

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, Executive Director for Support Services  
Mark Fox, Director for Maintenance & Facility Services  
Mike Gude, Project Coordinator, Construction Services & Code Compliance  
Joe Scudiero, Chief Building Official, Construction Services & Code Compliance

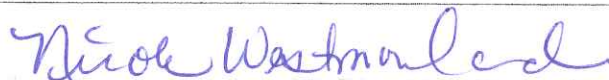
Audited financial statements were reviewed and approved by Mike Williams, Staff Accountant, Construction Services & Code Compliance; John Petrashek, Director for Construction Services & Code Compliance, served as the non-voting Chair of the Committee.

**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: May 13, 2014 @ 1:30 pm							
Proposal Title: Construction Management Services for Six (6) Schools	The A.D. Morgan Corp.	Ajax Building Corp.	Allstate Construction Inc.	Batson-Cook Co.	Biltmore Construction Co. Inc.	Charles Perry Partners Inc.	Creative Contractors Inc.
RFQ 15-007-AZ	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.	620 Drew St.
<b>**BOARD MEETING JULY 1, 2014**</b>	Tampa, FL 33609	Oldsmar, FL 34677	Tampa, FL 33603	Tampa, FL 33602	Bellair, FL 33756	Tampa, FL 32258	Clearwater, FL 33755
<b>PHASE I SCORES: TO DETERMINE INTERVIEWS</b>							
Amended A305 contractor's qualification form (max. 40 pts.)	37.20	33.60	33.80	30.20	31.80	36.40	36.60
Responses to RFQ questions (max. 40 pts.)	34.60	32.00	34.80	30.40	29.80	36.80	35.00
References (max. 15 pts.)	14.70	14.80	14.60	14.80	14.60	14.80	14.90
M/WBE certification of CM firm (max. 5 pts.)	5.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL (max. 100 pts.)</b>	<b>91.50</b>	<b>80.40</b>	<b>83.20</b>	<b>75.40</b>	<b>76.20</b>	<b>88.00</b>	<b>86.50</b>
<b>Ranking to Determine Interviews</b>	<b>1</b>	<b>9</b>	<b>6</b>	<b>15</b>	<b>13</b>	<b>2</b>	<b>4</b>
<b>PHASE II SCORES: TO DETERMINE AWARD OF WORK</b>							
Interview preparation (max. 10 pts.)	9.00		8.20			9.20	9.60
Philosophy and approach (max. 10 pts.)	8.80		8.00			8.80	9.20
Key decision-makers (max. 10 pts.)	9.00		7.40			8.80	9.40
Workload impacting service to the District (10 pts.)	9.00		8.40			8.80	8.00
Thoughtful answers (max. 10 pts.)	8.80		8.20			9.20	9.20
Competent and qualified personnel (max. 10 pts.)	9.40		8.20			9.00	9.20
Performance to budget and schedule (max. 10 pts.)	8.40		7.20			8.60	8.60
Experience/understanding of similar projects (max. 10 pts.)	8.80		7.80			8.00	8.80
Managing construction on occupied campus (max. 10 pts.)	8.80		8.00			8.80	9.00
Overall impression of firm's qualifications (max. 10 pts.)	9.20		7.60			9.20	9.80
<b>Total (max. 100 pts.)</b>	<b>89.20</b>		<b>79.00</b>			<b>88.40</b>	<b>90.80</b>
<b>Ranked in Top 6 for Award of Projects</b>	<b>Yes</b>		<b>Yes</b>			<b>Yes</b>	<b>Yes</b>



DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: May 13, 2014 @ 1:30 pm							
Proposal Title: Construction Management Services for Six (6) Schools	Cutler Associates Inc.	DPR Construction	Ellis Construction Co. Inc.	Gilbane Building Co.	Hennessy Construction Services	LEMA Construction	Manhattan Construction
RFQ 15-007-AZ	8918 Brittany Way	One North Dale Mabry Hwy, Ste 820	1714 W. Cypress St.	8433 Enterprise Circle, Ste 200	2300 22nd St. North	10001 16th St. North	1715 N. Westshore Blvd., Ste 175
<b>**BOARD MEETING JULY 1, 2014**</b>	Tampa, FL 33619	Tampa, FL 33609	Tampa, FL 33606	Ranch, FL 34202	St. Petersburg, FL 33716	St. Petersburg, FL 33716	Tampa, FL 33607
<b>PHASE I SCORES: TO DETERMINE INTERVIEWS</b>							
Amended A305 contractor's qualification form (max. 40 pts.)	37.20	31.60	27.00	31.00	26.40	32.80	27.40
Responses to RFQ questions (max. 40 pts.)	35.20	32.80	26.20	31.00	27.20	34.40	28.40
References (max. 15 pts.)	14.55	15.00	15.00	14.10	15.00	14.60	12.60
M/WBE certification of CM firm (max. 5 pts.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL (max. 100 pts.)</b>	<b>86.95</b>	<b>79.40</b>	<b>68.20</b>	<b>76.10</b>	<b>68.60</b>	<b>81.80</b>	<b>68.40</b>
<b>Ranking to Determine Interviews</b>	<b>3</b>	<b>10</b>	<b>19</b>	<b>14</b>	<b>17</b>	<b>7</b>	<b>18</b>
<b>PHASE II SCORES: TO DETERMINE AWARD OF WORK</b>							
Interview preparation (max. 10 pts.)	9.60					6.80	
Philosophy and approach (max. 10 pts.)	9.20					6.40	
Key decision-makers (max. 10 pts.)	9.40					7.20	
Workload impacting service to the District (10 pts.)	8.20					8.20	
Thoughtful answers (max. 10 pts.)	8.60					6.60	
Competent and qualified personnel (max. 10 pts.)	9.60					7.80	
Performance to budget and schedule (max. 10 pts.)	9.00					6.80	
Experience/understanding of similar projects (max. 10 pts.)	9.40					6.80	
Managing construction on occupied campus (max. 10 pts.)	9.60					6.60	
Overall impression of firm's qualifications (max. 10 pts.)	9.80					7.00	
<b>Total (max. 100 pts.)</b>	<b>92.40</b>					<b>70.20</b>	
<b>Ranked in Top 6 for Award of Projects</b>	<b>Yes</b>					<b>No</b>	

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

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Proposal Title: Construction Management Services for Six (6) Schools	The Morganti Group, Inc.	Skanska USA Building Inc.	Vogel Brothers Building Co.	Walbridge Aldinger Co.	Wharton-Smith Inc.	Williams Company Tampa
RFQ 15-007-AZ	1725 1/2 Seventh Ave., Ste 2	4030 Boy Scout Blvd., Ste. 200	2720 Drane Field Rd.	9942 Currie Davis Dr., Ste H	4912 LaSalle St.	5402 Beaumont Center Blvd., Ste 114
<b>**BOARD MEETING JULY 1, 2014**</b>	Tampa, FL 33605	Tampa, FL 33607	Lakeland, FL 33811	Tampa, FL 33619	Tampa, FL 33607	Tampa, FL 33634
<b>PHASE I SCORES: TO DETERMINE INTERVIEWS</b>						
Amended A305 contractor's qualification form (max. 40 pts.)	27.60	32.20	29.60	35.80	32.00	33.40
Responses to RFQ questions (max. 40 pts.)	25.60	32.20	30.60	35.20	30.80	33.00
References (max. 15 pts.)	15.00	14.60	13.60	14.60	14.60	15.00
M/WBE certification of CM firm (max. 5 pts.)	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>TOTAL (max. 100 pts.)</u></b>	68.20	79.00	73.80	85.60	77.40	81.40
<b><u>Ranking to Determine Interviews</u></b>	20	11	16	5	12	8
<b>PHASE II SCORES: TO DETERMINE AWARD OF WORK</b>						
Interview preparation (max. 10 pts.)				9.20		7.60
Philosophy and approach (max. 10 pts.)				8.60		7.80
Key decision-makers (max. 10 pts.)				9.00		7.80
Workload impacting service to the District (10 pts.)				8.00		9.00
Thoughtful answers (max. 10 pts.)				9.20		7.40
Competent and qualified personnel (max. 10 pts.)				9.20		7.60
Performance to budget and schedule (max. 10 pts.)				8.20		7.80
Experience/understanding of similar projects (max. 10 pts.)				8.80		7.60
Managing construction on occupied campus (max. 10 pts.)				8.80		7.20
Overall impression of firm's qualifications (max. 10 pts.)				9.40		7.80
<b>Total (max. 100 pts.)</b>				88.40		77.60
<b><u>Ranked in Top 6 for Award of Projects</u></b>				Yes		No

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<b>PHASE III SCORES: TO DETERMINE AWARD OF PROJECTS</b>							
Cumulative scores based on max. 10 pts ea. for experience of firm and qualifications of staff, for projects noted							
<b>New Elementary School</b>	<b>17.60</b>		9.00			15.00	15.60
<b>Bayonet Point Middle School</b>			9.60			12.80	15.40
<b>F.K. Marchman Technical Education Center</b>			11.40			15.00	<b>18.80</b>
<b>Anclote Elementary School</b>			12.00			16.80	
<b>R.B. Cox Elementary School</b>			13.20			<b>19.60</b>	
<b>Pasco Elementary School</b>			<b>Assigned</b>				

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<b>**BOARD MEETING JULY 1, 2014**</b>							
<b>PHASE III SCORES: TO DETERMINE AWARD OF PROJECTS</b>							
Cumulative scores based on max. 10 pts ea. for experience of firm and qualifications of staff, for projects noted							
New Elementary School	17.40						
Bayonet Point Middle School	18.40						
F.K. Marchman Technical Education Center							
Anclote Elementary School							
R.B. Cox Elementary School							
Pasco Elementary School							

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<b>PHASE III SCORES: TO DETERMINE AWARD OF PROJECTS</b>						
Cumulative scores based on max. 10 pts ea. for experience of firm and qualifications of staff, for projects noted						
<b>New Elementary School</b>						
				15.00		
<b>Bayonet Point Middle School</b>						
				15.40		
<b>F.K. Marchman Technical Education Center</b>						
				17.60		
<b>Anclote Elementary School</b>						
				18.20		
<b>R.B. Cox Elementary School</b>						
<b>Pasco Elementary School</b>						