

District School Board of Pasco County Bid Recommendation

RFQ Title	Construction Management Services for Schrader Elementary, District Office Bldgs 2 & 4	Number of Vendors Notified	680
RFQ Number	13-054-AZ	Number of Proposals Distributed	23
Date Solicited	January 11, 2013	Number of Vendors Proposing	14
Date Opened	March 8, 2013	Number of Formal "No Bid" Responses	0
Date Board Presentation	April 16, 2013	Funding Source	Capital dollars
Total Savings	N/A	Grand Total of Proposal	Estimated \$11.5m Schrader; \$5.5m Bldg. 4; \$2.4m Bldg. 2

Recommendation: The purpose of this RFQ is to qualify Construction Managers for a campus redevelopment project at Schrader Elementary School; remodeling and expansion of Building 4 at District Office; and remodeling of Building 2 at District Office. Recommend acceptance of Request for Qualifications per the attached tabulation, as follows: the highest-ranked firm, Cutler Associates, for the Schrader Elementary project; the second-ranked firm, Ajax Building Corp., for the District Office Bldg. 4 project; the third ranked firm, LEMA Construction, for the District Office Bldg. 2 project.

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

Notations and Exceptions:

Upon review after the RFQ opening, the proposal from Peter Brown Construction was disqualified for failure to provide audited financial statements, as required under Mandatory Submittals.

(continued)

Notations and Exceptions, continued:

An average of the Evaluation Committee's scores produced the following company ranking, in order from highest to lowest: 1) Cutler Associates, 2) Ajax Building Corp., 3) LEMA Construction, 4) Creative Contractors, 5) The A.D. Morgan Corp., 6) Walbridge Aldinger Co., 7) Charles Perry Partners Inc., 8) Batson-Cook Co., 9) ACA Construction Group, 10) Biltmore Construction, 11) Wharton-Smith Inc., 12) Allstate Construction, 13) Ellis Construction Co.

Per the terms of the RFQ, the highest-ranked firm, Cutler, is recommended for award of the Schrader Elementary Campus, with Ajax and LEMA short-listed as 2nd and 3rd; the second-ranked firm, Ajax, is recommended for award of remodeling and expansion of Building #4 on the District Office campus, with LEMA and Cutler short-listed as 2nd and 3rd; and LEMA is recommended for award of remodeling of Building #2 on the District Office campus, with Cutler and Ajax short-listed as 2nd and 3rd. We are requesting approval to negotiate, in turn, with these firms should negotiations with the top-ranked firm for each project fail to produce an acceptable GMP on a timely basis.

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
Mark Fox, Director for Maintenance Services
Mike Gude, Project Coordinator, Construction Services
Joe Scudiero, Chief Building Official, Construction Services
Chris Williams, Director for Planning Services

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

Proposal Prepared By:

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

Reviewed and Authorized By:

Michael J. Woodall, CPPO, Purchasing Agent



DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: March 8, 2013							
Proposal Title: Construction Management Services, Schrader Elementary & District Office Bldgs. 4 and 2	ACA Construction Group	The A.D. Morgan Corp.	Ajax Building Corp.	Allstate Construction	Batson-Cook Co.	Biltmore Construction Co.	Charles Perry Partners Inc.
RFQ 13-054-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 APRIL 16, 2013	Ocala, FL 34471	Tampa, FL 33609	Oldsmar, FL 34677	Tampa, FL 33603	Tampa, FL 33602	Bellair, FL 33756	Tampa, FL 33613
Amended A305 contractor's qualification form (max. 50 pts.)	35.60	40.00	45.60	32.60	37.20	34.00	38.20
Responses to RFQ questions (max. 30 pts.)	16.40	19.20	26.00	17.40	18.20	18.40	18.20
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
Subtotal (max. 100)	71.50	78.90	86.40	64.50	70.20	66.50	71.20
Additional 5 points if main office location 50 miles or less from Construction Services main location in New Port Richey, FL	0.00	5.00	5.00	5.00	5.00	5.00	5.00
TOTAL (max. 105)	71.50	83.90	91.40	69.50	75.20	71.50	76.20

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: March 8, 2013						
Proposal Title: Construction Management Services, Schrader Elementary & District Office Bldgs. 4 and 2	Creative Contractors Inc.	Cutler Associates Inc.	Ellis Construction Co.	LEMA Construction	Walbridge Aldinger Co.	Wharton-Smith Inc.
RFQ 13-054-AZ	620 Drew St.	8918 Brittany Way	1714 W. Cypress St.	10001 16th St. N.	9942 Currie Davis Dr., Ste H	4912 LaSalle St.
BOARD MEETING APRIL 16, 2013	Clearwater, FL 33755	Tampa, FL 33619	Tampa, FL 33606	St. Petersburg, FL 33716	Tampa, FL 33619	Tampa, FL 33607
Amended A305 contractor's qualification form (max. 50 pts.)	43.00	49.80	32.40	42.20	41.00	34.40
Responses to RFQ questions (max. 30 pts.)	21.40	29.60	15.80	22.60	19.80	18.20
References (max. 15 pts.)	14.90	14.55	15.00	14.60	14.60	13.20
M/WBE certification of CM firm (max. 5 pts.)	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal (max. 100)	79.30	93.95	63.20	79.40	75.40	65.80
Additional 5 points if main office location 50 miles or less from Construction Services main location in New Port Richey, FL	5.00	5.00	5.00	5.00	5.00	5.00
TOTAL (max. 105)	84.30	98.95	68.20	84.40	80.40	70.80