

# District School Board of Pasco County

## Bid Recommendation

<b>RFQ Title</b>	Construction Management, New School Packages		<b>Number of Vendors Notified</b>	320
<b>RFQ Number</b>	07-037-AZ		<b>Number of Proposals Distributed</b>	43
<b>Date Solicited</b>	August 25, 2006		<b>Number of Vendors Responding</b>	23
<b>Date Opened</b>	October 12, 2006		<b>Number of Formal "No Bid" Responses</b>	0
<b>Date Board Presentation</b>	November 7, 2006		<b>Funding Source</b>	Capital
<b>Total Savings</b>	N/A		<b>Grand Total of Proposal</b>	Estimated construction cost \$266m over 3 years

**Recommendation:** Recommend acceptance of Request for Qualifications per the attached tabulation. Per the terms of the RFQ, acceptance of the top-ranked firms will enable Purchasing to issue Requests for Proposal to those vendors for the RFQ's five (5) school construction packages, encompassing nine (9) new schools to be constructed for openings 2008 – 2010. Acceptance will also enable the Evaluation Committee to conduct interviews with these firms on November 13 and November 14, 2006.

**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 new school package. Per F.S. 287.055, pricing for each project will be negotiated separately. Each AIA contract will be submitted to the School Board in governance at that time.

**Notations and Exceptions:** One proposer, Hunt Construction Group, was disqualified at the RFQ opening for failure to provide mandatory signed originals of Addenda #1 and #2. If permission is granted by the Board, during the afternoon of November 7, 2006 Purchasing will issue five (5) RFPs for individual packages of schools, with corresponding interview invitations, to the Board-approved short list.

An average of the Evaluation Committee's scores produced the following company ranking, in order from highest to lowest: 1) Walbridge Aldinger, 2) Skanska USA, 3) Beck, 4) Creative Contractors, 5) Greater Bay, 6) Batson-Cook, 7) Ajax Building, 8) Hardin Construction, 9) Cutler Associates, 10) Manhattan Construction, 11) A.D. Morgan, 12) Mathews Construction, 13) W.G. Mills, 14) James A. Cummings, 15) Peter Brown Construction, 16) Turner Construction, 17) Allstate Construction, 18) H.J. High, 19) Ellis Construction, 20) J. Kokolakis, 21) Heery International, and 22) Bovis Lend Lease.

(continued)

**Notations and Exceptions, continued:**

The Evaluation Committee originally intended to interview up to ten (10) of the top-ranked firms. During scoring, it was noted that the range of results between firms ranked #10 - #12 is .424; given this extremely small difference in scores, we are asking for permission to interview the top twelve (12) firms.

**Proposals Evaluated By:**

Kathryn Starkey, School Board Member  
Jim Davis, Assistant Superintendent for High Schools  
Chris Williams, Supervisor of Planning  
Mike Gude, Project Coordinator  
Joe Scudiero, Chief Building Official  
Mike Woodall, Facility Specialist  
Lin Ward, Vice-Chair, Penny for Pasco Committee  
John Petrashek, Director of New Construction, Energy and Code Compliance, served as a non-voting member of the Evaluation Committee

**RFQ 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: October 12, 2006 @ 2:30 pm				
Proposal Title: Construction Management, New School Packages	The A.D. Morgan Corp.	Ajax Building Corporation	Allstate Construction Inc.	Batson-Cook Co.
RFQ Number: 07-037-AZ	716 N. Renellie Dr.	5625 West Waters Avenue, Suite E	710 94TH Ave N, Ste 304	101 E. Kennedy Blvd., Ste 3100
<b>**BOARD MEETING NOVEMBER 7, 2006**</b>	Tampa, FL 33609	Tampa, FL 33634	St. Petersburg, FL 33702	Tampa, FL 33602
1. Ability and experience of professional personnel	8.286	8.571	6.143	7.286
2. Ability to meet delivery timeline	7.000	8.857	6.857	7.571
3. Current workload impacting ability to perform	3.571	4.000	3.714	3.571
4. Previous work other Florida school districts	4.000	4.429	3.571	4.286
5. Prequalification/selection for subcontractors	3.429	4.143	3.571	3.857
6. Accuracy of GMP/CM fees & change order issues	3.857	4.143	3.714	3.714
7. Construction manager responsibilities	4.000	4.143	3.429	3.571
8. Unique characteristics of firm	8.571	8.714	6.714	8.429
9. MWBE	5.000	3.000	5.000	5.000
10. Office location	5.000	5.000	4.000	5.000
11. Previous work completed for DSBPC	0.000	0.000	0.000	4.550
12. Client references	4.470	4.800	4.630	4.930
13. Subcontractor references	4.670	4.330	4.070	4.870
<b>TOTAL</b>	<b>61.854</b>	<b>64.130</b>	55.414	<b>66.636</b>

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: October 12, 2006 @ 2:30 pm				
Proposal Title: Construction Management, New School Packages	The Beck Group	Bovis Lend Lease, Inc.	Creative Contractors Inc.	Cutler Associates Inc.
RFQ Number: 07-037-AZ	5100 W. Kennedy Blvd., Ste. 250	4221 W. Boy Scout Blvd. #730	620 Drew St.	5410 Mariner St., Ste 100
<b>**BOARD MEETING NOVEMBER 7, 2006**</b>	Tampa, FL 33609	Tampa, FL 33607	Clearwater, FL 33755	Tampa, FL 33609
1. Ability and experience of professional personnel	9.429	7.143	8.714	7.571
2. Ability to meet delivery timeline	8.857	6.714	8.857	7.714
3. Current workload impacting ability to perform	4.571	3.286	4.143	3.714
4. Previous work other Florida school districts	4.857	2.286	3.714	2.143
5. Prequalification/selection for subcontractors	4.571	3.571	3.857	3.429
6. Accuracy of GMP/CM fees & change order issues	4.429	3.429	4.286	3.429
7. Construction manager responsibilities	4.286	3.714	4.571	3.286
8. Unique characteristics of firm	8.857	5.714	9.143	7.286
9. MWBE	5.000	2.000	5.000	5.000
10. Office location	5.000	5.000	4.000	5.000
11. Previous work completed for DSBPC	5.000	0.000	5.000	3.800
12. Client references	5.000	4.870	4.630	4.980
13. Subcontractor references	5.000	4.800	4.930	5.000
<b>TOTAL</b>	<b>74.857</b>	<b>52.527</b>	<b>70.846</b>	<b>62.351</b>

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: October 12, 2006 @ 2:30 pm				
Proposal Title: Construction Management, New School Packages	Ellis Construction Co.	Greater Bay Construction Co.	Hardin Construction Co	Heery International
RFQ Number: 07-037-AZ	1714 W. Cypress St.	4210 W. Spruce St., Ste 203	1 N. Dale Mabry Hwy, Ste 820	4700 Millenia Blvd. Ste. 550
<b>**BOARD MEETING NOVEMBER 7, 2006**</b>	Tampa, FL 33606	Tampa, FL 33607	Tampa, FL 33609	Orlando, FL 32839
1. Ability and experience of professional personnel	6.143	8.000	7.714	7.429
2. Ability to meet delivery timeline	6.286	8.286	8.571	6.571
3. Current workload impacting ability to perform	3.286	4.000	4.143	3.143
4. Previous work other Florida school districts	3.429	3.571	4.143	2.857
5. Prequalification/selection for subcontractors	3.143	3.714	4.000	2.571
6. Accuracy of GMP/CM fees & change order issues	3.143	4.143	4.000	3.286
7. Construction manager responsibilities	2.857	4.143	4.286	3.143
8. Unique characteristics of firm	6.286	8.286	8.286	6.571
9. MWBE	5.000	5.000	5.000	5.000
10. Office location	5.000	5.000	5.000	3.000
11. Previous work completed for DSBPC	0.000	5.000	0.000	0.000
12. Client references	4.210	4.570	3.430	4.830
13. Subcontractor references	4.800	5.000	4.930	4.500
<b>TOTAL</b>	53.581	68.713	63.503	52.901

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: October 12, 2006 @ 2:30 pm				
Proposal Title: Construction Management, New School Packages	H.J. High Construction Co.	James A. Cummings, Inc.	J. Kokolakis Contracting, Inc.	Manhattan Construction Co.
RFQ Number: 07-037-AZ	7650 Courtney Camp. Causeway Ste 1150	1170 Celebration Blvd. Ste 105	202 E. Center St., Ste A	200 S. Hoover Blvd., Ste. 112
<b>**BOARD MEETING NOVEMBER 7, 2006**</b>	Tampa, FL 33607	Celebration, FL 34747	Tarpon Springs, FL 34689	Tampa, FL 33609
1. Ability and experience of professional personnel	6.714	7.571	6.143	8.571
2. Ability to meet delivery timeline	6.714	7.429	6.143	8.429
3. Current workload impacting ability to perform	3.286	3.714	3.571	3.714
4. Previous work other Florida school districts	3.571	4.286	2.571	2.714
5. Prequalification/selection for subcontractors	3.714	3.429	3.143	3.571
6. Accuracy of GMP/CM fees & change order issues	3.571	3.857	2.857	3.571
7. Construction manager responsibilities	3.571	4.000	3.429	3.857
8. Unique characteristics of firm	7.571	7.714	6.143	8.143
9. MWBE	2.000	5.000	5.000	5.000
10. Office location	3.000	3.000	5.000	5.000
11. Previous work completed for DSBPC	0.000	0.000	0.000	0.000
12. Client references	4.870	4.930	4.470	4.800
13. Subcontractor references	5.000	4.800	4.930	4.730
<b>TOTAL</b>	53.584	59.730	53.400	<b>62.101</b>

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: October 12, 2006 @ 2:30 pm				
Proposal Title: Construction Management, New School Packages	Mathews Construction	Peter R. Brown Construction Inc.	Skanska USA Building Inc.	Turner Construction
RFQ Number: 07-037-AZ	1604 N. Marion St.	13830 58TH St. N., Ste 401	4950 W. Kennedy Blvd., Ste 600	500 N. Westshore Blvd. Ste 620
<b>**BOARD MEETING NOVEMBER 7, 2006**</b>	Tampa, FL 33602	Clearwater, FL 33760	Tampa, FL 33609	Tampa, FL 33809
1. Ability and experience of professional personnel	7.714	7.286	9.286	6.571
2. Ability to meet delivery timeline	7.571	7.714	9.429	6.857
3. Current workload impacting ability to perform	3.857	2.286	4.571	3.429
4. Previous work other Florida school districts	3.714	3.286	4.714	3.429
5. Prequalification/selection for subcontractors	3.714	3.857	4.714	3.286
6. Accuracy of GMP/CM fees & change order issues	4.000	3.857	4.714	3.143
7. Construction manager responsibilities	4.000	3.857	4.429	3.286
8. Unique characteristics of firm	8.286	6.857	9.143	6.571
9. MWBE	5.000	3.000	5.000	5.000
10. Office location	5.000	4.000	5.000	5.000
11. Previous work completed for DSBPC	0.000	3.900	4.600	3.100
12. Client references	4.020	5.000	4.870	4.530
13. Subcontractor references	4.800	4.670	4.630	4.430
<b>TOTAL</b>	<b>61.677</b>	<b>59.570</b>	<b>75.100</b>	<b>58.631</b>

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: October 12, 2006 @ 2:30 pm			
Proposal Title: Construction Management, New School Packages	Walbridge Aldinger Co.	W.G. Mills, Inc.	
RFQ Number: 07-037-AZ	9942 Currie Davis Drive, Suite H	5584 Rio Vista Drive	
<b>**BOARD MEETING NOVEMBER 7, 2006**</b>	Tampa, FL 33619	Clearwater, FL 33760	
			<b>HIGH TO LOW RANKING TO DETERMINE INTERVIEWEES</b>
1. Ability and experience of professional personnel	9.286	7.000	1) Walbridge Aldinger
2. Ability to meet delivery timeline	9.143	6.143	2) Skanska USA Building
3. Current workload impacting ability to perform	4.571	3.429	3) The Beck Group
4. Previous work other Florida school districts	4.571	3.857	4) Creative Contractors
5. Prequalification/selection for subcontractors	4.429	3.571	5) Greater Bay Constr.
6. Accuracy of GMP/CM fees & change order issues	4.571	3.571	6) Batson-Cook
7. Construction manager responsibilities	4.429	3.857	7) Ajax Building
8. Unique characteristics of firm	9.429	7.429	8) Hardin Construction
9. MWBE	5.000	5.000	9) Cutler Associates
10. Office location	5.000	4.000	10) Manhattan Construction
11. Previous work completed for DSBPC	4.900	2.750	11) A.D. Morgan
12. Client references	4.930	5.000	12) Mathews Construction
13. Subcontractor references	4.870	4.670	13) W.G. Mills
			14) James A. Cummings
			15) Peter Brown Constr.
			16) Turner Construction
			17) Allstate Construction
			18) H.J. High
			19) Ellis Construction
			20) J. Kokolakis
			21) Heery International
			22) Bovis Lend Lease
<b>TOTAL</b>	<b>75.129</b>	60.277	