

District School Board of Pasco County

Bid Recommendation

RFQ Title	Construction Management Services for Work Groups		Number of Vendors Notified	785
RFQ Number	11-019-AZ		Number of Proposals Distributed	70
Date Solicited	April 13, 2010		Number of Vendors Proposing	24
Date Opened	May 19, 2010		Number of Formal "No Bid" Responses	1
Date Board Presentation	July 6, 2010		Funding Source	Capital dollars
Total Savings	N/A		Grand Total of Proposal	Estimated construction cost \$28.4m through RFQ term

Recommendation: Recommend acceptance of Request for Qualifications (Phase I) per the attached tabulation. The purpose of this RFQ is to qualify construction managers for projects requiring services from the Planning Guide for Construction Services Work Group Projects, Board approved January 19, 2010. Per the terms of the RFQ, acceptance of the top six (6) ranked firms will enable Purchasing to issue Requests for Proposal (Phase II) to these six (6) vendors for the RFQs three (3) work groups, and will enable the Evaluation Committee to conduct interviews with the six (6) firms on July 19, 2010.

Term of Contract: As a result of the RFP Phase II interviews, umbrella terms and conditions, using the current AIA contract template, will be negotiated by the Construction Services & Code Compliance Department on projects which have been Board approved with the top-ranked firm for each work group. Per F.S. 287.055, pricing for each project will be negotiated separately.

Notations and Exceptions:

Upon review after the RFQ opening, proposals from Mathews Div. of Hardin Construction and PPI/Charles Perry Construction were disqualified for failure to provide a signed Addendum #1, as required under Mandatory Submittals. The proposal from Henkelman Construction was disqualified for failure to provide either audited or reviewed 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) A.D. Morgan Corp.; 3) Walbridge; 4) Ajax Building Corp.; 5) Allstate Construction; 6) Morganti Group; 7) The Beck Group; 8) Skanska USA Building; 9) Creative Contractors Inc.; 10) W.G. Mills; 11) Batson-Cook Co.; 12) Biltmore Construction; 13) J.O. DeLotto & Sons; 14) Kenyon & Partners; 15) Commercial Interiors Inc.; 16) BE & K Building Group; 17) Ellis Construction; 18) Peter Brown Construction; 19) Case Contracting; 20) Don Stine Construction; 21) Bandes Construction.

If permission is granted, immediately following the July 6 Board meeting Purchasing will issue three (3) RFPs for individual work groups of schools, with corresponding interview invitations, to the six (6) firms which have been Board-approved as the short-list. We anticipate that final recommendations regarding the Committee's choices for the three (3) Work Groups of projects will be submitted to the Board on July 27, 2010.

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

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, Buyer, CPPB, C.P.M.

Reviewed and Authorized By:

Kendra Goodman, CPPO, CPPB, Purchasing Agent

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: May 19, 2010									
Proposal Title: Construction Management Services for Work Groups	A.D. Morgan Corp.	Ajax Building Corp.	Allstate Construction	Bandes Construction	Batson-Cook Co.	BE & K Building Group	The Beck Group	Biltmore Construction	
RFQ 11-019-AZ	716 N. Renellie Dr.	109 Commerce Blvd.	5421 Beaumont Center Blvd., Ste 660	1368 Spalding Rd., Ste C	101 E. Kennedy Blvd., Ste 1750	420 S. Orange Ave., Ste 450	220 West 7th Ave.	1055 Ponce de Leon Blvd.	
BOARD MEETING JULY 6, 2010	Tampa, FL 33609	Oldsmar, FL 34677	Tampa, FL 33634	Dunedin, FL 34598	Tampa, FL 33602	Orlando, FL 32801	Tampa, FL 33602	Bellaire, FL 33756	
Amended A305 contractor's qualification form (max. 70 pts.)	57.71	57.79	57.79	30.86	52.00	48.50	55.79	55.14	
References (max. 15 pts.)	15.00	15.00	14.80	13.40	15.00	14.40	15.00	13.30	
Office location (max. 10 pts.)	10.00	10.00	10.00	10.00	10.00	10.00	10.00	8.00	
M/WBE certification of CM firm (max. 5 pts.)	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL	87.71	82.79	82.59	54.26	77.00	72.90	80.79	76.44	

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: May 19, 2010								
Proposal Title: Construction Management Services for Work Groups	Case Contracting	Commercial Interiors Inc.	Creative Contractors Inc.	Cutler Assoc.	Don Stine Construction	Ellis Construction	J.O. DeLotto & Sons	Kenyon & Partners
RFQ 11-019-AZ	2311 Turkey Creek Rd.	3241 Henderson Blvd.	620 Drew St.	5410 Mariner St., Ste 100	2509 Turkey Creek Rd.	1714 W. Cypress St.	924 E. Busch Blvd.	3203 Queen Palm Dr.
BOARD MEETING JULY 6, 2010	Plant City, FL 33566	Tampa, FL 33609	Clearwater, FL 33755	Tampa, FL 33606	Plant City, FL 33566	Tampa, FL 33606	Tampa, FL 33612	Tampa, FL 33619
Amended A305 contractor's qualification form (max. 70 pts.)	40.00	44.00	55.86	63.21	40.29	46.14	50.14	50.21
References (max. 15 pts.)	15.00	14.40	15.00	14.60	13.90	15.00	15.00	14.60
Office location (max. 10 pts.)	8.00	10.00	8.00	10.00	8.00	10.00	10.00	10.00
M/WBE certification of CM firm (max. 5 pts.)	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	63.00	73.40	78.86	87.81	62.19	71.14	75.14	74.81

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFQ TABULATION

Date of Opening: May 19, 2010							
Proposal Title: Construction Management Services for Work Groups	Morganti Group	Peter Brown Construction	Skanska USA Building Inc.	W.G. Mills	Walbridge		
RFQ 11-019-AZ	1725 1/2 7th Ave., Ste 3	13830 58th St. N., Ste 401	4030 Boy Scout Blvd., Ste 200	5584 Rio Vista Dr.	9942 Currie Davis Dr., Ste H		
BOARD MEETING JULY 6, 2010	Tampa, FL 33605	Tampa, FL 33760	Tampa, FL 33607	Clearwater, FL 33760	Tampa, FL 33619		
							RANKING ORDER FOR INTERVIEWS
Amended A305 contractor's qualification form (max. 70 pts.)	58.14	47.57	54.00	54.71	60.79	1)	Cutler
References (max. 15 pts.)	13.80	13.80	15.00	15.00	14.80	2)	A.D. Morgan
Office location (max. 10 pts.)	10.00	8.00	10.00	8.00	10.00	3)	Walbridge
M/WBE certification of CM firm (max. 5 pts.)	0.00	0.00	0.00	0.00	0.00	4)	Ajax
						5)	Allstate
						6)	Morganti
						7)	Beck
						8)	Skanska
						9)	Creative Contractors
						10)	W.G. Mills
						11)	Batson Cook
						12)	Biltmore
						13)	J.O. DeLotto
						14)	Kenyon
						15)	CCI
						16)	BE & K
						17)	Ellis
						18)	Peter Brown
						19)	Case
						20)	Don Stine
						21)	Bandes
TOTAL	81.94	69.37	79.00	77.71	85.59		