

# District School Board of Pasco County

## Bid Recommendation

<b>RFP Title</b>	Construction Management Services for Richey Elementary Work Group		<b>Number of Vendors Notified</b>	6
<b>RFP Number</b>	11-029-AZ		<b>Number of Proposals Distributed</b>	6
<b>Date Solicited</b>	July 6, 2010		<b>Number of Vendors Bidding</b>	6
<b>Date Opened</b>	July 14, 2010		<b>Number of Formal "No Bid" Responses</b>	0
<b>Date Board Presentation</b>	July 27, 2010		<b>Funding Source</b>	Capital dollars
<b>Total Savings</b>	N/A		<b>Grand Total of Proposal</b>	Estimated construction cost \$19m through RFP term

**Recommendation:** Recommend acceptance of Request for Proposal per the attached tabulation, with Cutler Associates as the first-ranked firm, A.D. Morgan as the second, and Ajax Building Corp. as the third. Per the terms of the RFP and its foundation document, Request for Qualification (RFQ) 11-019-AZ (Board approved July 6, 2010), acceptance of these firms will enable the Construction Services and Code Compliance Department to negotiate umbrella terms and conditions with Cutler Associates, on projects which have been Board approved, in accordance with the provisions of RFQ 11-019-AZ and F.S. 287.055. Per F.S. 287.055, pricing for each project must be negotiated separately. The current AIA contract will be used as the template for the umbrella terms and conditions. We have the ability to negotiate, in turn, with the second and third-ranked firms if we cannot reach accord with the first, and we are requesting permission to do so should the need arise. Per the RFP criteria, once a Construction Manager was chosen for a Work Group, they were not eligible to be ranked #1 on any other Work Group.

**Term of Contract:** The RFP is a three-year contract, renewable annually at the mutual agreement of the parties. The first year of the contract will be July 27, 2010 – July 26, 2011.

**Notations and Exceptions:** The six (6) firms short-listed from RFQ 11-019-AZ were interviewed and ranked by the Evaluation Committee on July 19, 2010. Based upon independent scoring by all Committee members, and an averaging of their scores, the top three (3) firms were offered their choice of Work Group according to the guidelines established in RFQ 11-019-AZ. The scope of

**Notations and Exceptions, continued:**

work includes the campus renewal project outlined in the RFP's Attachment A, per the Planning Guide for Construction Services Work Projects, approved by the Board on January 19, 2010, and any District-defined "emergency" work for this campus during the life of the RFP. Any emergency work exceeding \$50,000 will be presented to the School Board for ratification after the fact.

**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, CPPB, C.P.M., Buyer

**Reviewed and Authorized By:**

Kendra Goodman, CPPO, CPPB, Purchasing Agent

DISTRICT SCHOOL BOARD OF PASCO COUNTY RFP  
TABULATION

Date of Opening: July 14, 2010								
Proposal Title: Construction Management Services for Richey Work Group	A.D. Morgan Corp.	Ajax Building Corp.	Allstate Construction	Cutler Associates	Morganti Group	Walbridge		
RFP 11-029-AZ	716 N. Renellie Dr.	109 Commerce Blvd.	5421 Beaumont Center Blvd., Ste C	5410 Mariner St. Ste 100	1725 1/2 7th Ave. Ste 3	9942 Currie Davis Dr. Ste H		
<b>**BOARD MEETING JULY 27, 2010**</b>	Tampa, FL 33609	Oldsmar, FL 34677	Tampa, FL 33634	Tampa, FL 33609	Tampa, FL 33605	Tampa, FL 33619		
								<b><u>RANKING ORDER FOR WORK GROUP CHOICES</u></b>
Business philosophy (max. 10 pts.)	9.07	8.71	7.43	9.29	8.00	8.36	1)	Cutler Associates
							2)	A.D. Morgan Corp.
							3)	Ajax Building Corp.
Pre-construction services (max. 10 pts.)	8.57	8.71	8.00	9.14	7.86	8.64	4)	Walbridge
Role of the Construction Manager (max. 10 pts.)	9.29	8.50	7.86	9.07	7.86	8.29	5)	Morganti Group
Project management (max. 10 pts.)	9.07	8.79	8.07	8.71	8.29	8.14	6)	Allstate Construction
Quality assurance (max. 10 pts.)	9.00	8.86	8.07	9.00	7.79	8.21		
Specific questions generated from RFQ (max. 10 pts.)	8.57	8.14	7.29	8.93	8.00	8.14		
Committee member's overall evaluation of firm's qualifications (max. 10 pts.)	9.07	8.64	7.64	9.50	7.79	8.57		
<b><u>TOTAL</u></b>	62.64	60.36	54.36	63.64	55.57	58.36		