

District School Board of Pasco County

Bid Recommendation

| | | | | |
|--------------------------------|--|--|--|---|
| RFP Title | Construction Management Services for West Work Group | | Number of Vendors Notified | 6 |
| RFP Number | 11-031-AZ | | Number of Proposals Distributed | 6 |
| Date Solicited | July 6, 2010 | | Number of Vendors Bidding | 6 |
| Date Opened | July 14, 2010 | | Number of Formal "No Bid" Responses | 0 |
| Date Board Presentation | July 27, 2010 | | Funding Source | Capital dollars |
| Total Savings | N/A | | Grand Total of Proposal | Estimated construction cost \$18.82m through RFP term |

Recommendation: Recommend acceptance of Request for Proposal per the attached tabulation, with Ajax Building Corp. as the first-ranked firm, Cutler Associates as the second, and A.D. Morgan 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 Ajax Building Corp., 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 any currently identified project in Attachments A and B of RFQ 11-019-AZ (per the Planning Guide for Construction Services Work Group Projects, Board approved January 19, 2010), any unidentified Board-approved project with an estimated construction cost of less than \$2 million, and any District-defined “emergency” work, regardless of cost, for the schools and buildings associated with the West Work Group, 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 West Work Group | A.D. Morgan Corp. | Ajax Building Corp. | Allstate Construction | Cutler Associates | Morganti Group | Walbridge | | |
| RFP 11-031-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 | | |
| **BOARD MEETING JULY 27, 2010** | Tampa, FL 33609 | Oldsmar, FL 34677 | Tampa, FL 33634 | Tampa, FL 33609 | Tampa, FL 33605 | Tampa, FL 33619 | | |
| | | | | | | | | <u>RANKING ORDER FOR WORK GROUP CHOICES</u> |
| 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 | | |
| <u>TOTAL</u> | 62.64 | 60.36 | 54.36 | 63.64 | 55.57 | 58.36 | | |