



# District School Board of Pasco County

20430 Gator Lane • Land O' Lakes, Florida 34638 • 813/794-2221

Heather Fiorentino, Superintendent

[www.pasco.k12.fl.us](http://www.pasco.k12.fl.us)

Department of Purchasing  
Kendra Goodman, CPPO, CPPB, Purchasing Agent  
813/794-2221 Fax: 813/794-2111  
727/774-2221 TDD: 813/794-2484  
352/524-2221 e-mail: [kgoodman@pasco.k12.fl.us](mailto:kgoodman@pasco.k12.fl.us)

July 26, 2011

## MEMORANDUM

**To:** Honorable School Board Members

**FROM:** Kendra Goodman, CPPO, CPPB, Purchasing Agent *KDG*

**SUBJECT:** Second Year of Three-Year Agreement  
RFP 011-029-AZ, Construction Management Services for  
Richey Elementary Work Group -  
Cutler Associates, AD Morgan, Ajax

On July 27, 2010, official action (attached) was taken to award the above-referenced RFP to Cutler Associates. The terms for the RFP, permit the Construction Services Department to negotiate with this firm for construction management services. The scope of the Work Group 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.

Negotiations with Cutler Associates are held in accordance with the provisions of F.S. 287.055. We have the ability to negotiate, in turn, with AD Morgan and Ajax, if we cannot reach accord with Cutler Associates on this project.

All firms have been contacted to verify their willingness to enter into the second year of the RFP, for the term July 27, 2011 – July 26, 2012. They have agreed in writing (attached) to do so. We are requesting Board approval of this contract term, and permission to issue purchase orders to these firms using capital funding on as as-needed basis, with prior Board approval based upon funding as approved in the Planning Guide for Construction Services Work Projects.

Please feel free to contact me or Mr. John Petrashek, Director of Construction Services & Code Compliance, if you have any questions or concerns.

KDG/mw  
Attachments

Date/Time: July 19, 2011 10:43:00



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## RFP #011-029-AZ CM WORK GROUP RICHEY 1<sup>st</sup> RANKED FIRM

Yes, I agree to renew the above-referenced RFP, under existing terms and conditions, with the District School Board of Pasco County. The contract term will be JULY 27, 2011 – JULY 26, 2012.

No, I do not agree to renew the above-referenced RFP with the District School Board of Pasco County.

COMPANY NAME: CUTLER AND ASSOCIATES

SIGNATURE:  DATE: 6-14-2011

PRINTED NAME/TITLE: MANUEL BAKER  
REGIONAL VCS PRESIDENT E-MAIL: M.BAKER@CUTLERDB.COM

TELEPHONE W/AREA CODE: 813-637-8883 FAX W/AREA CODE: 813-637-8984

By agreeing to renew, vendor acknowledges and agrees to be in compliance with the "Jessica Lunsford Act." Vendors conducting business with the District School Board of Pasco County (DSBPC) who will (1) be at the school when students are present, or (2) have direct contact with students, or (3) have access to or control of school funds, must be Level 2 fingerprinted by DSBPC Human Resources. If any of the above criteria apply to this contract, you must have those individuals Level 2 fingerprinted and screened by the DSBPC Human Resources Department prior to commencement of services or work, and must provide a list of employees with renewal. Please contact (813) 794-2521 to arrange for a fingerprinting appointment. Costs associated with this background screening are to borne by the vendor. You may access information regarding this law, which became effective September 1, 2005, by reviewing Sections 1012.32 and 1012.465, Florida Statutes.

The contracting company certifies, by submission and signature of this form, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of Florida Statute 287.133(2)(a).

Vendor shall comply with all applicable laws, ordinances, codes and statutes of any and all local, state, or national governing bodies included within this section. Vendor shall comply with the regulations of the Civil Rights Act of 1964, in which no person in the United States shall on the grounds of race, creed, color, or national origin be excluded from participation in or be denied the proceeds of, or be subject to discrimination in the performance of this contract.

**PLEASE RETURN TO:**  
**DISTRICT SCHOOL BOARD OF PASCO COUNTY**  
**ATTENTION: Michael Woodall**  
**PURCHASING DEPARTMENT**  
**20430 GATOR LANE, LAND O' LAKES, FL 34638**  
**(813) 794-2504 (PHONE)**  
**(813) 794-2111 (FAX)**  
**[mwoodall@pasco.k12.fl.us](mailto:mwoodall@pasco.k12.fl.us)**



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## RFP #011-029-AZ CM WORK GROUP RICHEY 2<sup>nd</sup> RANKED FIRM

Yes, I agree to renew the above-referenced RFP, under existing terms and conditions, with the District School Board of Pasco County. The contract term will be JULY 27, 2011 – JULY 26, 2012.

No, I do not agree to renew the above-referenced RFP with the District School Board of Pasco County.

COMPANY NAME: AD Morgan

SIGNATURE: *John Kacaf* DATE: 6/24/11

PRINTED NAME/TITLE: John Kacaf, VP OPS E-MAIL: J.KACAF@ADMORGAN.COM

TELEPHONE W/AREA CODE: 813 832 3033 FAX W/AREA CODE: 813 831 9860

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## RFP #011-029-AZ CM WORK GROUP RICHEY 3rd RANKED FIRM

  X   Yes, I agree to renew the above-referenced RFP, under existing terms and conditions, with the District School Board of Pasco County. The contract term will be JULY 27, 2011 – JULY 26, 2012.

       No, I do not agree to renew the above-referenced RFP with the District School Board of Pasco County.

**COMPANY NAME: AJAX BUILDING CORPORATION**

SIGNATURE:  DATE: 6.15.11

PRINTED NAME/TITLE: William P. Byrne E-MAIL: bill@ajaxbuilding.com

TELEPHONE W/AREA CODE: (813) 792-3900 FAX W/AREA CODE: (813) 792-3939

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**The contracting company certifies, by submission and signature of this form, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of Florida Statute 287.133(2)(a).**

Vendor shall comply with all applicable laws, ordinances, codes and statutes of any and all local, state, or national governing bodies included within this section. Vendor shall comply with the regulations of the Civil Rights Act of 1964, in which no person in the United States shall on the grounds of race, creed, color, or national origin be excluded from participation in or be denied the proceeds of, or be subject to discrimination in the performance of this contract.

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**COPY**

## 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

District School Board  
of Pasco County

Date/Time: July 20, 2010 09:01:00

JUL 27 2010

Board Approved

**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 6) Allstate Construction
Project management (max. 10 pts.)	9.07	8.79	8.07	8.71	8.29	8.14	
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>TOTAL</b>	62.64	60.36	54.36	63.64	55.57	58.36	

District School Board  
 of Pasco County  
**JUL 27 2010**  
 Board Approved

**COPY**

**OFFICIAL BID FORM DISTRICT SCHOOL BOARD OF PASCO COUNTY FL**  
**PROPOSAL TITLE: CM SERVICES, RICHEY ELEMENTARY WORK GROUP**  
**DUE DATE/TIME: July 14, 2010 at 1:30 pm**  
**PROPOSAL NUMBER: 11-029-AZ**

**ATTACHMENT A**

Cost Center Name	Work Group	SCOPE OF WORK	2010-2011	2011-2012	2012-2013	2013-2014
<i>Campus Redevelopment Projects</i>						
RICHEY ES	Stand Alone	CAMPUS RENEWAL PROJECT	\$19,000,000			
		Estimated Subtotal	\$19,000,000			

**NOTE: The architect of record for Richey Elementary School is Reynolds, Smith & Hills.**

Company Name/Initials \_\_\_\_\_  
 District School Board of Pasco County