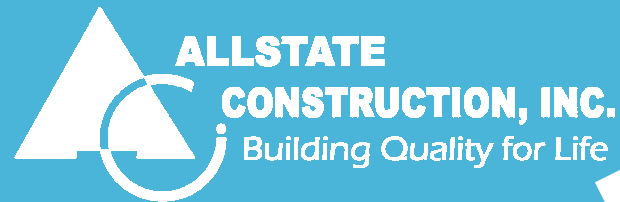
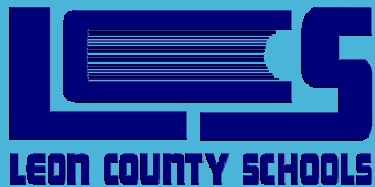


Rickards High School

SBE Workshop

June 24, 2020





Introductions



LCS' Overview of SBE Program

Allstate Construction's Project Staff



Scott Brewer
Project Executive



Andrew Wellman
Project Manager



Jerrod Thompson
Asst. Project Manager



Dean Rakestraw
Superintendent

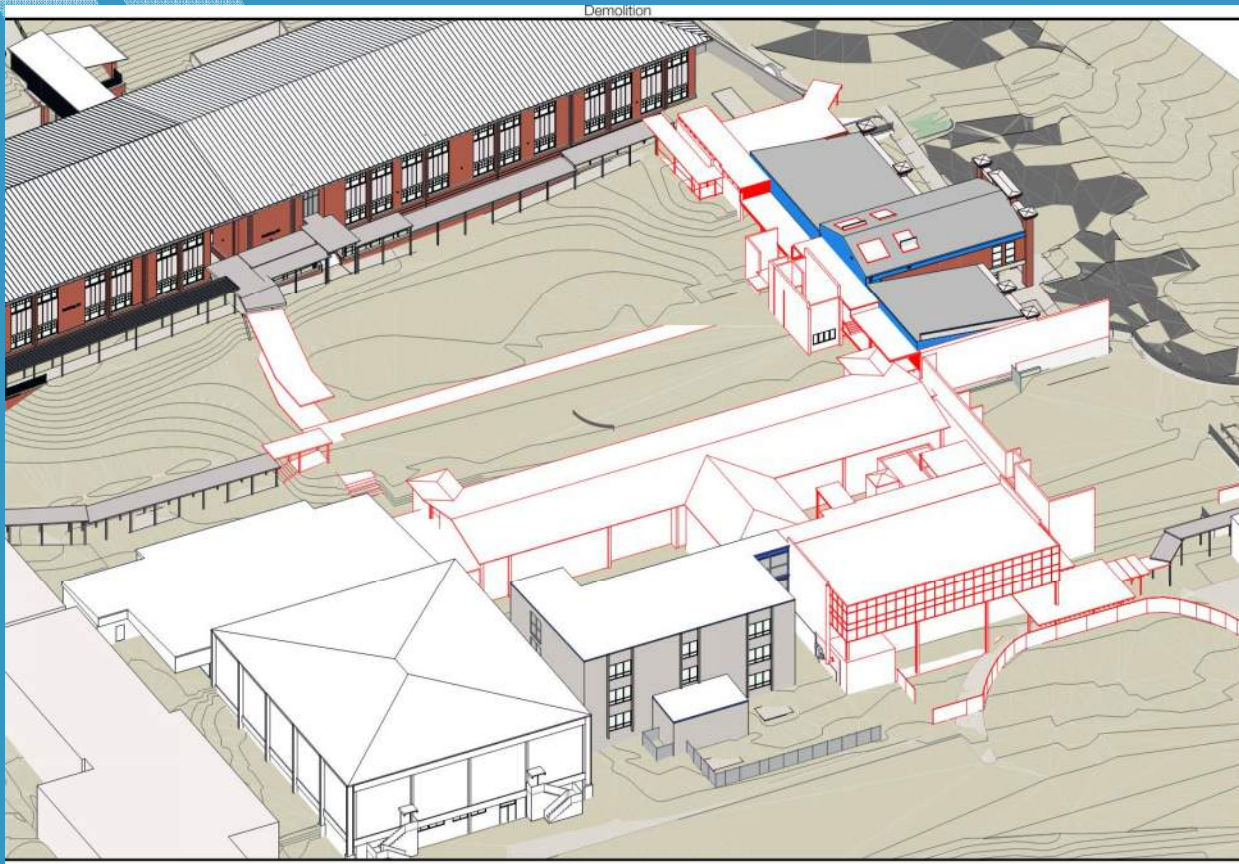


Donna Tucker
Operations Assitant

Preconstruction Staff

- **Harrison Martin**
- **Paul Arnaldo**
- **Ian Jones**

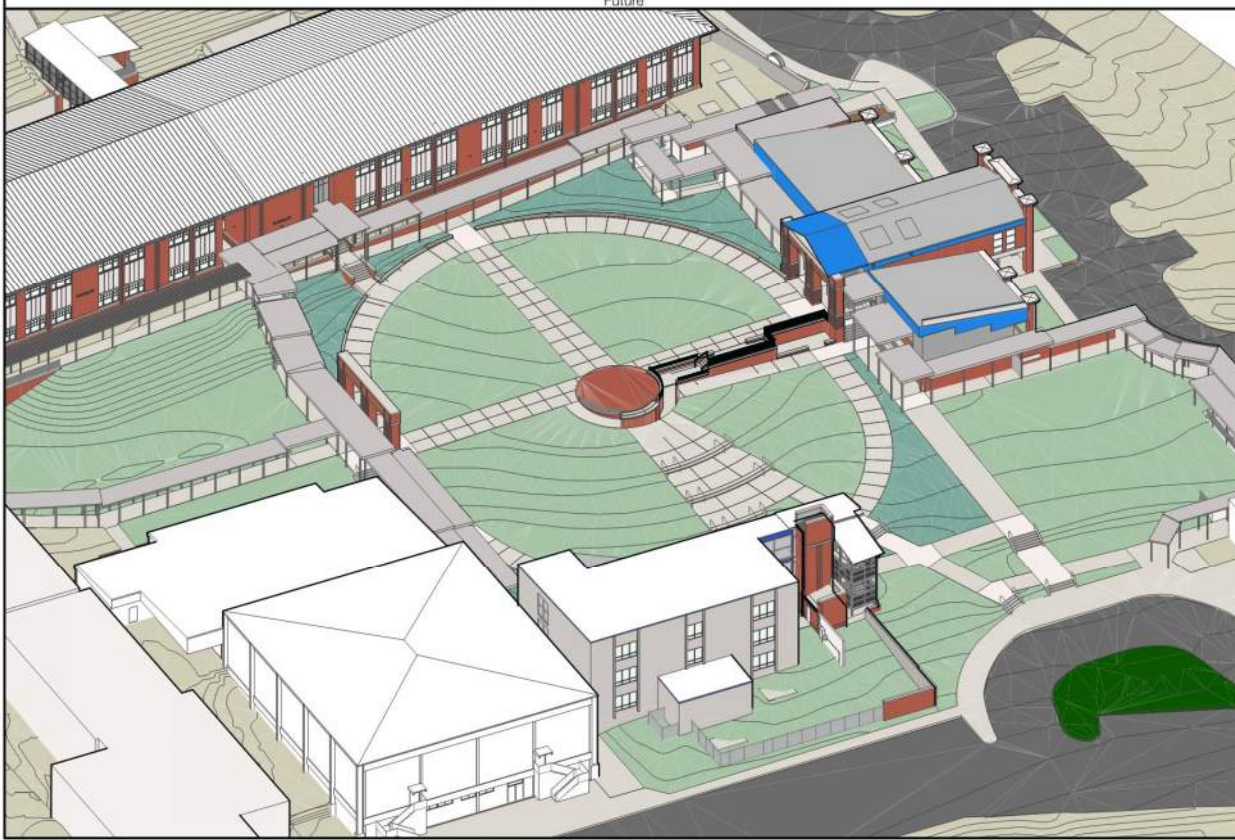
Project Overview – Phase 5



Phase 5

- Building Demolition (after asbestos abatement)
- Demo remaining fragments from previous phases & canopies.

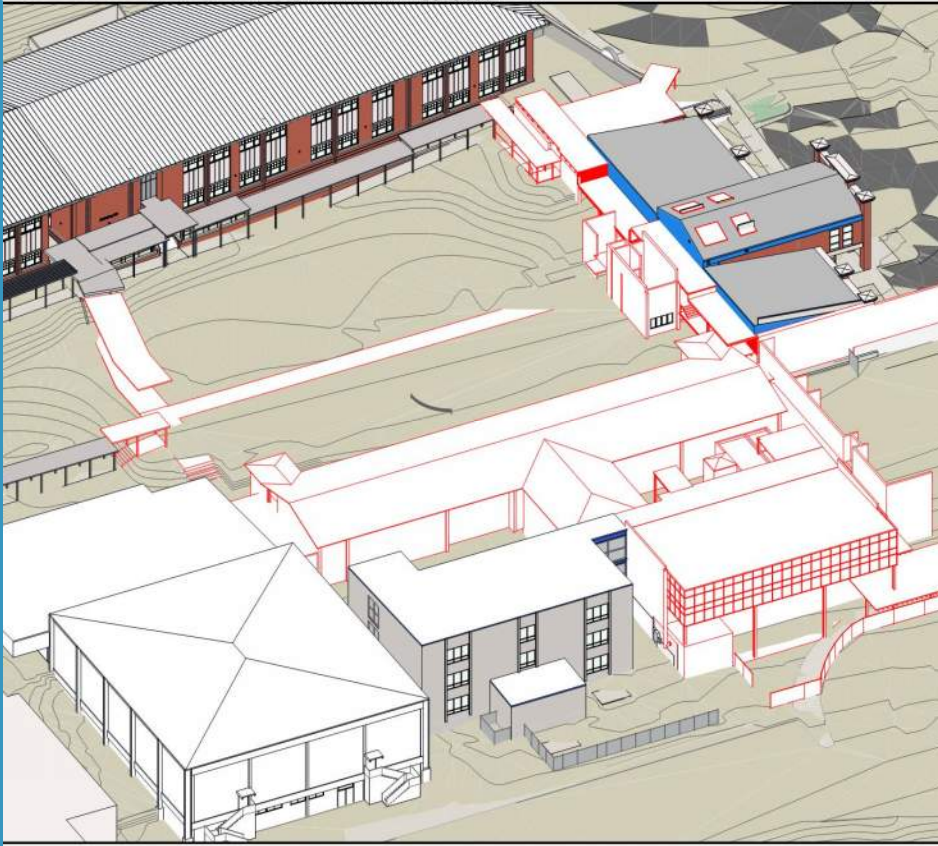
Project Overview – Phase 5



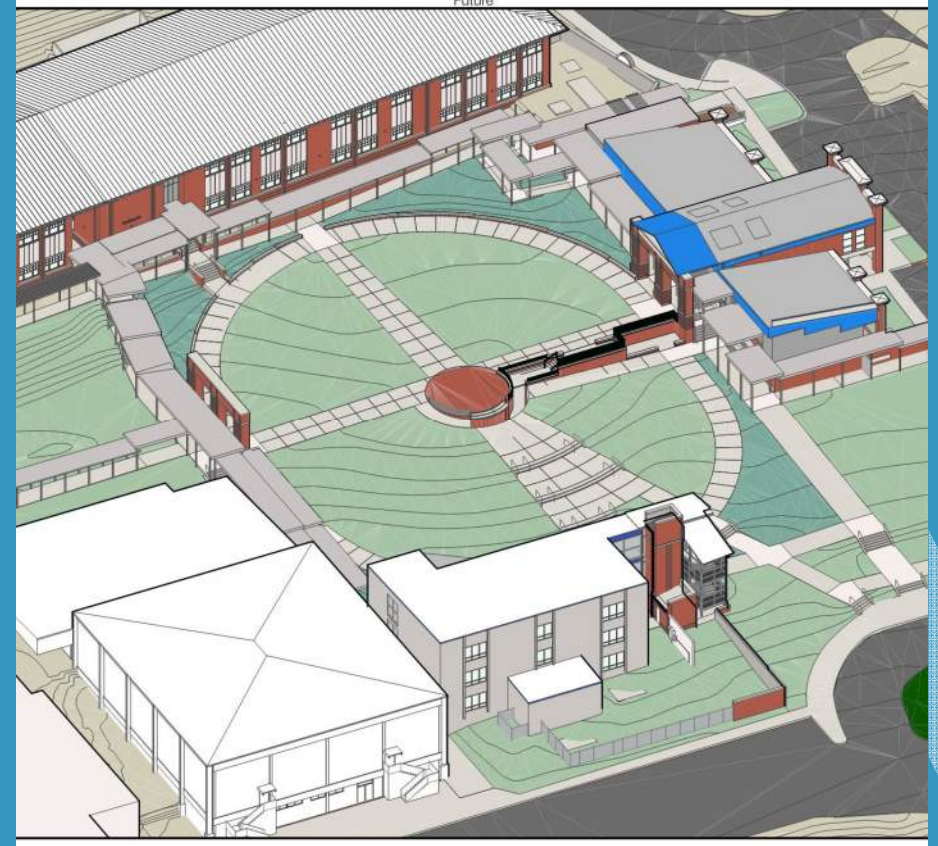
Phase 5 (continued)

- New construction of elevator & stair building.
- New construction of restroom building.
- Campus utilities work (chilled water, plumbing, electrical).

Demolition



Future



Bid Packages – Phase 5

02A – Asbestos Abatement	09A – Gypsum Board
02B – Selective Demolition	09B – Painting
03A – Concrete	10A – Specialties
04A – Masonry	14A – Elevator
05A – Steel	21A – Fire Sprinkler
05B – Railings	22A – Plumbing
07A – Waterproofing & Air Barriers	23A – HVAC
07B – EIFS	26A – Electrical
07C – Metal Roofing, Soffit & Fascia	28A – Fire Alarm
08A – Doors, Frames & Hardware	31A – Site
08B – Glass	32A – Sodding & Irrigation System

Milestone Schedule

Phase 5

Pre-Bid Site Visit for Subs	July 9, 10:00am
Subcontractor Bids Due	July 28, 2:00pm
Board's Approval of Pricing	August 11
Award Subcontracts	August 12
Phased Construction of Phase 5	12 months**
Phase 5 Completion**	Summer / Fall 2021**

** Pending Allstate's Review of Logistics with LCS

Bidding Process

Outline

- Prequalification of Subcontractors
- Competitive Bid Process
- Subcontractor Bids Submitted in Sealed Envelopes
- Public Bid Opening
- Bid Comparison & Scope Reviews

Bidding Process

Prequalification

Email Prequalification Form to:
Harrison Martin
hmartin@allstateconstruction.com

The image shows a stack of prequalification forms for trade contractors. The top form is titled "TRADE CONTRACTOR'S PREQUALIFICATION STATEMENT". It includes sections for:

- Submitter Information: Name, address, phone, and fax.
- Company Information: Type of firm, parent company, and years in business.
- Project Information: Project name, package/scope of work, and type of form.
- Financial Information: States where the company does business and provides information on permanent employees.
- Recent Projects Table: A table with columns for "COMPLETION DATE", "CONTRACTOR", and "CONTRACT AMOUNT".
- Additional Information: Fields for "Last Year's Doing", "Being for Last Five Years", and "Your Firm is a Candidate for Contract Award".

Bidding Process

Prequalification

- We want you to be successful.
- We're looking for a "good fit".

The image shows a stack of prequalification forms for trade contractors. The top form is titled "TRADE CONTRACTOR'S PREQUALIFICATION STATEMENT". It includes sections for:

- Submitted By:** Name, Title, and Date.
- Submitter Info:** Lists several construction companies with their addresses and phone numbers, such as "Altkor Construction, Inc. (Corporate)", "Altkor Construction, Inc.", "Altkor Construction, Inc.", "Altkor Construction, Inc.", and "Altkor Construction Group, Inc.".
- Project Name:** Includes a dropdown menu with "Packaging Plant" selected.
- Estimating Contact:** Fields for Name, Title, and Email.
- Years in Business as Contractor under present firm name:** A field for numerical input.
- States in which your company does business:** A field for text input.
- Provide information which would indicate the size and stability of your organization, including the number of permanent employees engaged in (or not) your firm's business:** Fields for Estimating, Field Supervision, and Accounting.
- General Contractor & Phone No. / Contract Amount:** A table for listing recent projects.
- Completion Date / Contract Amount:** A table for listing completed projects.
- Is Your Firm to be a Candidate for Contract Award (indicate size and schedule):** A table with columns for SIZE and SCHEDULE.

Bidding Process

Prequalification

Insurance

- Review Allstate Construction's Insurance Requirements
- Send copy of Sample Certificate to your Insurance Agent (see handout)

Bidding Process

Bidding

- Prequal Form = Ticket to Bid
- Plan Room Website
- Your “Bid Package” (see list)
- Scope of Work Checklist
- Bid Proposal form
- Public Bid Opening

Bidding Process

Bidding

Plan Room Website Example

The screenshot shows a web browser window with the URL <https://go.smartbid.co/#/projectlist>. The page header includes the Allstate Construction, Inc. logo and navigation links for Projects, Profile, and other user options. The main content area is titled "PROJECTS" and features a "My Invited Projects" tab. Below this, there are filter buttons for project status: ALL (2), ACCEPTED (1), DECLINED, UNDECIDED, PROPOSED (1), NO ANSWER (1), and ARCHIVED. A search bar and a "Sort by ..." dropdown are also present.

Two project cards are displayed:

- LCS Springwood Elementary...**
GENERAL CONTRACTOR
Tallahassee, FL (Corporate)
MANAGER
Tracy Edwards
Address: 3801 Fred George Road - Tallahassee, Florida, 32303
Due Date: 02-08-2018 2:00 PM (ET)
Project Status: Closed To Bid
Buttons: VIEW PROJECT, DETAILS, COMMUNICATIONS, PLAN ROOM
Invited To 1 packages
Accepted: 1, Declined: 0, Undecided: 0, No Answer: 0
Status: PROPOSED
- Rickards High School**
GENERAL CONTRACTOR
Tallahassee, FL (Corporate)
MANAGER
Tracy Edwards
Address: 1013 Jim Lee Road - Tallahassee, Florida, 32301
Due Date: No Due Date
Project Status: Open to Bid
Buttons: VIEW PROJECT, DETAILS, COMMUNICATIONS, PLAN ROOM
Invited To 1 packages
Accepted: 0, Declined: 0, Undecided: 0, No Answer: 1
Buttons: ACCEPT ALL, DECLINE ALL, UNDECIDED ALL

Bidding Process

Bidding

Plan Room Website Example

The screenshot displays the SmartBid website interface for a specific bidding project. The browser address bar shows the URL: <https://go.smartbid.co/#/BidProject/Invited/347791/604>. The page title is "BID PROJECT | LCS SPRINGWOOD ELEMENTARY BUILDING 5 ADDITION...".

Project Details:

- Company Invited:** All-American Demolition
- Phone:** (850) 514-1004
- Fax:** (850) 514-1206
- Address:** 3801 Fred George Road
- City & State:** Tallahassee, FL
- Zip:** 32303
- Due Date:** 02-08-2018 2:00 PM
- Project Status:** Closed To Bid
- Architect:** Hoy + Stark Architects, P.A.
- Owner:** Leon County Schools

Buttons: VIEW COMMUNICATIONS, SEND NOTE, SEND PROPOSAL, OPEN PLAN ROOM, PRINT ORDERS

Project Description: NO INFORMATION PROVIDED

Project Additional Information: NO INFORMATION PROVIDED

Invited Project Packages:

Project Packages	Response	Action
02A - Selective Demolition	Proposed	VIEW / CHANGE PROPOSAL

Plan Room:

Buttons: TAKEOFF IN GST/OSX, TAKEOFF IN STACK, FREE TAKEOFF TRIAL, TRY PROJECT MANAGEMENT SOFTWARE

Bidding Process

Bidding

Plan Room Website Example

Zip: 32303

[VIEW COMMUNICATIONS](#) [SEND NOTE](#) [SEND PROPOSAL](#) [OPEN PLAN ROOM](#) [PRINT ORDERS](#)

▼ Project Description

NO INFORMATION PROVIDED

▼ Project Additional Information

NO INFORMATION PROVIDED

▼ Invited Project Packages

Project Packages	Response	
02A - Selective Demolition	Proposed	VIEW / CHANGE PROPOSAL

▼ Plan Room

[TAKEOFF IN OST/OSX](#) [TAKEOFF IN STACK](#) [FREE TAKEOFF TRIAL](#) [TRY PROJECT MANAGEMENT SOFTWARE](#)

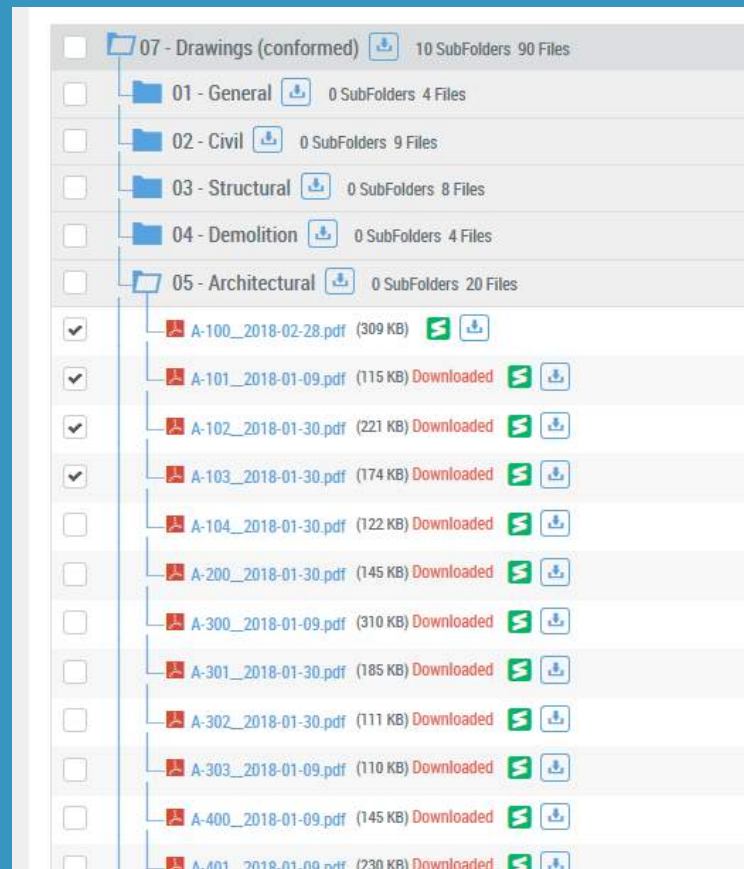
[DOWNLOAD](#) [PRINT](#)

- 00 - ASIs 2 SubFolders 60 Files
- 01 - Supplements 4 SubFolders 87 Files
- 02 - Invitation to Bid 0 SubFolders 1 Files
- 03 - Subcontractor s Bid Form & Scopes of Work 0 SubFolders 25 Files
- 04 - Schedule 0 SubFolders 1 Files
- 05 - Subcontract Agreement 0 SubFolders 1 Files
- 06 - Sketches by Allstate Construction 0 SubFolders 8 Files
- 07 - Drawings (conformed) 10 SubFolders 90 Files
- 08 - Specs 0 SubFolders 9 Files

Bidding Process

Bidding

Plan Room
Website
Example



Bidding Process

Bidding

Example Bid Proposal with Scope of Work checklist

BID PROPOSAL FORM

Date: 2/8/19

Project: **Springwood Elementary Building 5 Addition & Renovation**
Tallahassee, FL

Bid Proposal From: (Company Name) All American Demolition
(Address) 1510 Valley Road
(City, State, Zip) Tallahassee, FL 32301
(Fed Tax ID) 27-1762281
(Phone) 850-766-9575
(Fax) _____
(E-Mail) Chris@AA-Demo.com

Bid Proposal To: Allstate Construction, Inc.
5718 Tower Road
Tallahassee, FL 32303

Indicate Bidder's Scope(s) of Work by placing checkmark(s) next to the bid package(s) included in this bid proposal:

<input checked="" type="checkbox"/> 02A - Selective Demolition	<input type="checkbox"/> 09D - Acoustical Ceilings & Wall Panels
<input type="checkbox"/> 03A - Concrete	<input type="checkbox"/> 09E - Carpet & Resilient Flooring
<input type="checkbox"/> 04A - Masonry	<input type="checkbox"/> 09F - Painting & Finishing
<input type="checkbox"/> 05A - Structural & Misc. Steel	<input type="checkbox"/> 10A - Building Accessories
<input type="checkbox"/> 06A - Cabinets & Trim	<input type="checkbox"/> 11A - Food Service Equipment
<input type="checkbox"/> 07A - Spray Foam Insulation	<input type="checkbox"/> 12A - Window Blinds
<input type="checkbox"/> 07B - Metal Roofing & Siding	<input type="checkbox"/> 21A - Fire Sprinkler
<input type="checkbox"/> 08A - Doors, Frames & Hardware	<input type="checkbox"/> 22A - Plumbing
<input type="checkbox"/> 08B - Glass & Glazing	<input type="checkbox"/> 23A - HVAC
<input type="checkbox"/> 09A - Stucco	<input type="checkbox"/> 26A - Electrical
<input type="checkbox"/> 09B - Gypsum Board Assemblies	<input type="checkbox"/> 28A - Fire Alarm
<input type="checkbox"/> 09C - Tile	<input type="checkbox"/> 31A - Site Construction

page 1

Bidding Process

Bidding

Example Bid Proposal with Scope of Work checklist

BID PROPOSAL FORM
(continued)


The Bidder agrees to provide the labor, materials, equipment and services and to perform the Work, as indicated above, as an independent contractor and agrees to secure and pay for all permits, fees, licenses, assessments, inspections and taxes necessary to complete the Work.

Base Bid Amount
Thirty Nine Thousand Four Hundred & Eighty Dollars
(\$39,480)

Alternates
Enter alternate pricing on Scope of Work, as applicable.

Supplements
The following Supplements have been received:
Supplement # 1, dated 1/23 Supplement # 4, dated 2/2/18
Supplement # 2, dated 1/31 Supplement # , dated
Supplement # 3, dated 2/1 Supplement # , dated

The Bidder has executed and attached the following:
 General Items Checklist (Allstate's form)
 Bid Package Scope of Work with Alternates (Allstate's form)

Signed: 
Print Name: Chris Perkins

page 2

Bidding Process

Bidding

Example Bid Proposal with Scope of Work checklist

Springwood Elementary School Building #5

Company Name: All American Done
Proposal Package: 02A Selective Demolition

Scope of Work - 02-02-18

Proposer shall complete and return this scope checklist with their Proposal, as these items will be a part of this subcontract. Proposer is responsible for providing a complete scope of work in accordance with the Contract Documents and as required for a complete and functional installation.

1. Selectively demolish existing building components and site components (024116, typ.).
2. Selectively demolish existing building components and site components as required for new construction and renovation, whether or not they are tagged on the demolition plans and notes.
3. Haul demolished items and debris off site and legally dispose.
 - Contractor's (Construction Manager's) trash container is not available for demolished items and debris.
4. Salvage items for owner as directed.
 - Move and load existing food service equipment (1.7, C, 1, a/024116; 3.5, F, 1/024116, typ.).
 - Remove and relocate existing dry goods (1.7, C, 1, c/024116; 3.5, F, 3/024116, typ.).
 - Remove and relocate existing custodial equipment and dry goods (1.7, C, 1, d/024116; 3.5, F, 4/024116, typ.).
 - Remove and relocate existing vending machines (02/A-400, typ.).
 - Remove and relocate existing water coolers (02/A-400, typ.).
 - Remove and relocate existing refrigerators (04/A-402, typ.).
5. Remove foundations to faces of walls (e.g. column lines 5-6/S-101).
6. Masonry demolition.
 - Salvage brick and stockpile on-site for re-use (01/D-200, wall between sidewalk and grassed area/D-100, typ.).
7. Plumbing demolition: Plumbing demolition work shown on the plumbing "P" drawings is by the Plumbing Subcontractor.
8. HVAC demolition: HVAC demolition shown on the HVAC "M" drawings is by the HVAC Subcontractor.
9. Electrical demolition: Electrical demolition shown on the electrical "E" drawings is by the Electrical Subcontractor.
10. Civil demolition: Site demolition shown on drawing C-2.0 is generally by others (Allstate Construction Sketch Z-01, typ.).
11. Protect existing components to remain.
 - Perform work to avoid damaging the existing curtains.
 - Temporary protective covering by the Contractor will not entirely protect the curtains from damage (1.7, C, 1, b/024116; 3.5, F, 2/024116).
12. Locate and protect utilities for demolition work.
13. Comply with the Jessica Lunsford Act (Section B, 2/Instructions to Bidders; 3.4.2.2.1/LCS General Conditions, typ.). Obtain background screenings and provide proofs of compliance.
14. Alternates:
 - Remove Existing Purlins add, \$ 1,600.00
 - Base price includes removing existing roofing materials to existing purlins (D-102, typ.).
 - Alternate add removal of existing purlins.
 - Existing steel joists remain.
15. Work by others:
 - Existing Building #10 is relocated by others (Demolition Note-7/C2.0, Item-7P/C3.0).
 - Existing shed is relocated by others (Demolition Note-14/C2.0).
 - Removal and re-installation of existing mezzanine stairs and platforms is by others (01/D-200).
 - Removal and re-installation of existing roll-up door is by others (01/D-200).

Bidding Process

Bidding

Example Bid Proposal with Scope of Work checklist

Springwood Elementary Building 5 Addition & Renovation
Tallahassee, FL

Bidder Company Name: _____
Bid Package: General Items
(All Trades)

GENERAL ITEMS CHECKLIST

Bidder's pricing shall be based on the requirements indicated within Allstate's Subcontract Agreement. The items listed below emphasize the more significant items within Allstate Construction's subcontract. Complete this checklist and return with your pricing and scope of work checklist.

GENERAL ITEMS	INCLUDED
1. Accepts Allstate's Standard Subcontract, without exceptions.	<input checked="" type="checkbox"/>
2. Meets Allstate's Insurance Requirements (reference Article 11 in subcontract for details). No exceptions.	<input checked="" type="checkbox"/>
3. Accepts Allstate's safety requirements as indicated in Exhibit 'J'.	<input checked="" type="checkbox"/>
4. Continuous clean-up of own work & work areas. Onsite dumpster shall be provided by Construction Manager.	<input checked="" type="checkbox"/>
5. Regular jobsite work hours are 7:30am to 5:00pm, Monday thru Friday . Fully staffing the project five days a week is required for all trades. After hours and weekend work for utility outages, connections, disconnections, and change overs to be included in the base bid and alternate pricing.	<input checked="" type="checkbox"/>
6. Layout & engineering required for this work shall be provided by this Subcontractor.	<input checked="" type="checkbox"/>
7. This Subcontractor shall include a one (1) year warranty from the project's date of Substantial Completion for all material, equipment and labor. This Subcontractor has included any necessary extended warranties from manufacturers or vendors to allow all warranties to endure as specified from the date of Material Completion.	<input checked="" type="checkbox"/>
8. Include any permitting or licensing fees as required to perform this work.	<input checked="" type="checkbox"/>
9. Include all local, state, and federal sales and use taxes. (Owner will utilize their tax-exempt status for the direct purchase of materials allowed by state law.)	<input checked="" type="checkbox"/>
10. Accepts responsibility for field verification of dimensions necessary for this scope of work. Commencement of installation indicates acceptance of conditions.	<input checked="" type="checkbox"/>
11. Includes all hoisting, lifts and / or scaffolding, specialty power sources, and task lighting required to install this scope of work.	<input checked="" type="checkbox"/>
12. All materials handling as required: transportation, unloading, sorting, movement, etc.	<input checked="" type="checkbox"/>
13. Provide protection of materials/equipment stored on-site. This Subcontractor shall be responsible for damaged material or equipment onsite.	<input checked="" type="checkbox"/>
14. Provide hard copies of submittals.	<input checked="" type="checkbox"/>
15. Provide all required doseout documents, including but not limited to O&M Manuals, warranties and as-builts).	<input checked="" type="checkbox"/>
16. Subcontractor shall include any temporary bracing, shoring, underpinning, or protection reasonably required for installation of its work. Subcontractor shall provide engineered drawings as required.	<input checked="" type="checkbox"/>
17. The subcontract price is not subject to any material or labor escalation for the entire duration of the project.	<input checked="" type="checkbox"/>
18. The CM shall provide one (1) set of contract documents in digital (PDF format) to the Subcontractor. Cost of hard copies shall be provided at the Subcontractor's expense to be included in bid pricing.	<input checked="" type="checkbox"/>
19. Work in multiple areas simultaneously may be required. Subcontractor has included all the necessary resources required to perform the work within the time-frame established by the agreed construction schedule.	<input checked="" type="checkbox"/>
20. Comply with Jessica Lunsford Act requirements. See Leon County Schools' website for more info: https://www.leonschools.net/Domain/325	<input checked="" type="checkbox"/>

If background checks, copy link to owner's website for procedures, if available.

1/17/2018 page 1 of 1

Bidding Process

Bidding

Example
Bid Proposal with
Scope of Work
checklist



Bidding Process

Bidding & Award

- Scopes of Work are Reviewed by Allstate & Subcontractor
- Subcontract is Awarded (it's a Lump-Sum Contract)
- Subcontractor Begins the Material/Equipment Submittal Process (paperwork & samples)

Payment

- Commercial Construction: Paid only for completed work
- 5% Retainage
- Allstate Construction's Form
- Subcontractor Pay Requests due on the 20th day of each month (timing is *critical*)
- Payment timing averages 30-45 days

Next Steps

- **Consider Available Bid Packages**
- **Review Insurance**
- **Submit Prequalification Form**
- **Stay in-touch with Allstate Construction**



ALLSTATE

CONSTRUCTION, INC.

Building Quality for Life