



### Agenda Item Details

Meeting	Dec 13, 2022 - Business Meeting
Category	19. Items for Consideration
Subject	19.15 Award Recommendation for RFQ 499-2023, Construction Manager Services for W.T. Moore Elementary School, New Construction, Remodeling, Renovations and Site Improvements Classroom Redesign Project
Type	Action

**STAFF MEMBER REPORTING THIS ITEM/PHONE:** DannyAlbritton, 617-5907

**ACTION REQUESTED:** The Superintendent recommends approval of the Selection Committee's recommendation to award RFQ 499-2023, Construction Manager Services for W.T. Moore Elementary School New Construction, Remodeling, Renovations, and Site Improvements Classroom Redesign Project and proceed with contract negotiations to RAM Construction & Development, LLC as the highest ranking firm, per Section 287.055, Florida Statutes ("Consultant's Competitive Negotiations Act"). Should negotiations fail with RAM Construction & Development, LLC, approval of this agenda item authorizes negotiations with the next highest-ranked firm. Once negotiations have been finalized, the Guaranteed Maximum Price (GMP) contract will be submitted to the Board for approval.

**ITEM SUMMARY:** The Selection Committee for the construction manager services convened on December 6, 2022, to interview construction management firms for RFQ 499-2023. Six (6) firms submitted qualification statements for this project, of which five (5) were selected to interview. The Committee ranked the firms as follows:

1. RAM Construction & Development, LLC
2. Allstate Construction, Inc.
3. Rippee Construction, Inc.
4. Cook Brothers, Inc.
5. Ajax Building Corporation

The total estimated construction budget for W.T. Moore Elementary Schools, New Construction, Remodeling, Renovations, and Site Improvements Classroom Redesign Project is \$7,200,000.00.

The recommended construction delivery method for this project is Construction Management. Major tasks are defined, but there is potential for unknown conditions and the need to work around the school's schedule. The type of work is not unique, but coordination and timing of all the required trades is complicated. District staffing is insufficient to provide the type of supervision needed on this project during the busy summer construction session.

RAM Construction & Development, LLC has earned \$5,008,755.06 from Leon County School Board projects over the last three years.

This will not be a phased project.

**WILL THE SUBMITTER BE DELIVERING SIGNATURE DOCUMENTS TO THE BOARD SECRETARY?** No

Per Section 120.57(3), Florida Statutes (F.S.), a Notice of Intent to Protest or a Formal Written Protest must be filed with the District's Purchasing Department within the timeframes established in law. Filings may be made physically at 3397 W. Tharpe Street, Tallahassee, Florida 32303, or via email to [bidprotests@leonschools.net](mailto:bidprotests@leonschools.net). Protests must comply with Rules 28- 110.003 and 28-110.004, Florida Administrative Code (F.A.C.). Filings received on a weekend, District holiday, or after 5:00 p.m. will be filed the next business day. Failure to file a protest within the time prescribed in Section 120.57(3), F.S., or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, F.S.

[RFQ 499-2023 Interview Ranking Scoresheets.pdf \(570 KB\)](#)

[RFQ 499-2023 SB Summary.pdf \(84 KB\)](#)