



### Agenda Item Details

Meeting	Apr 25, 2023 - Business Meeting
Category	19. Items for Consideration
Subject	19.14 Selection Committee recommendation for RFQ 512-2023, Construction Manager Services for Leon High School, Building 7, Remodeling, and Renovations and Roof Project
Type	Action
Preferred Date	Apr 25, 2023
Budgeted	Yes

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

**ACTION REQUESTED:** The Superintendent recommends approval of the Selection Committee's recommendation of award for Request for Qualifications (RFQ) 512-2023 for Construction Management Services for the Leon High School Building 7 Remodel, Renovation, and Roofing Project to RAM Construction & Development, LLC. and authorizes contract negotiations. RAM Construction and Development is the highest-ranked firm for this project, in accordance with Chapter 255, Florida Statutes. Should negotiations with RAM Construction & Development, LLC. fail, approval of this agenda item authorizes the Superintendent to negotiate with the next highest-ranked firm. Once negotiations have been finalized and contract documents are complete, the Guaranteed Maximum Price (GMP) contract will be submitted to the Board for approval.

**ITEM SUMMARY:** The Selection Committee for RFQ 512-2023 convened on April 5, 2023, to interview construction management firms for the Leon High School, Building 7, Remodeling and Renovations and Roof Project. Four (4) firms submitted qualification statements for this project, of which all four (4) were selected to interview.

The committee ranked the firms as follows:

1. RAM Construction & Development, LLC
2. Childers Construction Co.
3. Cook Brothers, Inc.
4. Rippee Construction, Inc.

The estimated construction budget for Leon High School, Building 7, Remodeling and Renovations and Roof Project is \$6,400,000.00.

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 the 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 \$6,067,296.88 in Leon County School Board projects over the last 3 years.

This is not 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 weekends, District holidays, 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 512-2023 Interview Ranking Scoresheets.pdf \(620 KB\)](#)

[RFQ 512-2023 SB Summary.pdf \(84 KB\)](#)