



Agenda Item Details

Meeting	Dec 08, 2020 - Business Meeting
Category	19. Items for Consideration
Subject	19.04 The Superintendent recommends approval of the Interview Committee Recommendation and authorizes the negotiation with RAM Construction & Development, LLC , RFQ 464-2021 Construction Manager at Risk Services for J. Michael Conley Elementary School, School Wide Exterior Plaster Replacement Project
Type	Action

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

ACTION REQUESTED: The Superintendent recommends approval of the Interview Committee's recommendation and authorizes to negotiation with RAM Construction & Development, LLC the highest ranked firm for the Construction Manager at Risk Services for J. Michael Conley Elementary School, School Wide Exterior Plaster Replacement Project, in accordance with F.S. Chapter 287.055, "Consultant's Competitive Negotiations Act." Should this negotiation fail with RAM Construction & Development, LLC then request permission to negotiate with the next ranked firm. Once documents are complete and negotiations have been finalized, the Guaranteed Maximum Price (GMP) contract will be submitted to the Board for approval.

ITEM SUMMARY: The interview committee for the Construction Manager at Risk Services convened on November 20, 2020, to interview construction management firms for J. Michael Conley Elementary School, School Wide Exterior Plaster Replacement Project. Three (3) firms submitted qualification statements for this project, of which three (3) were selected to interview. After review of Leon County School Board Policy 6330 and Florida Statute 287 the decision was made to interview the three (3) prequalified, responsible and responsive Construction Managers meeting all requirements.

The committee ranked the firms as follows:

1. RAM Construction & Development, LLC
2. Rippee Construction, Inc.
3. Albritton Williams, Inc.

The total estimated construction budget for J. Michael Conley Elementary School, School Wide Exterior Plaster Replacement Project is \$1,900,500.00.

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 schools schedule. The type of work is not unique but coordination and timing of all the required trades is complicated. District staffing is not sufficient to provide the type of supervision needed on this project during the busy summer construction session.

RAM Construction & Development, LLC has earned an estimated amount of \$28,464,370.32 of projects over the past 3 years.

NOTE: This is not a phased project

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

Failure to file a protest within the time prescribed in section 120.57(3), Florida Statutes, 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, Florida Statutes.

RFQ 464-2021 Interview Ranking Scoresheets.pdf (297 KB)

SB Summary.pdf (128 KB)

RAM Narrative.pdf (72 KB)