



Agenda Item Details

Meeting	Sep 23, 2014 - Business Meeting
Category	18. Items for Consideration
Subject	18.08 Architectural Selection Committee Recommendation, for Clemons Rutherford & Associates, Inc. for S.A.I.L. High School, New Construction, Remodeling and Renovations & Site Improvements Project
Type	Action

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

ACTION REQUESTED: The Superintendent recommends Board action to approve negotiation with the architectural firm of Clemons Rutherford & Associates, Inc., the highest ranked firm for S.A.I.L. High School, New Construction, Remodeling and Renovations & Site Improvements project, in accordance with F.S. Chapter 287.055, "Consultant's Competitive Negotiations Act."; should this negotiation fail with Clemons Rutherford & Associates, Inc., then request permission to negotiate with the next ranked firm - once negotiations have been finalized, the contract will be submitted to the Board for approval.

ITEM SUMMARY: The committee for the appointment of architects convened on September 9, 2014 to interview architectural firms for S.A.I.L. High School, New Construction, Remodeling and Renovations & Site Improvements Project. Thirteen (13) firms submitted qualification statements for this project, of which four (4) were selected to interview. The committee ranked the firms as follows:

1. Clemons Rutherford & Associates, Inc. (CRA)
2. Barnett Fronczak Barlowe Architects, (BFBA)
3. Elliott Marshall Innes (EMI)
4. JRA Architects, Inc.

Based on the Educational Plant Five Year Survey for S.A.I.L. High School the calculated estimated cost is \$1,522,000, for site improvements and renovations of building #7 with a net square footage of 8,755. In addition, Supplemental needs of a new gym and expansion of the kitchen and cafeteria in the estimated cost of \$5,000,000, was CIRT Approved through a voter referendum in 2012 with funds from the ½ penny sales tax.

The five year survey documentation is provided and a narrative letter from the top ranked Architectural Firm. Upon successful negotiations with this Architect a contract will be written up and brought back to the board for approval.

Clemons Rutherford & Associates, Inc. has earned an estimated \$593,000 worth of Leon County School Board projects over the last 5+ years.

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

[CRA SAIL HS 325-2015 Narrative.pdf \(858 KB\)](#)

[5-year plant survey S A I L HS.pdf \(539 KB\)](#)

[2012 CIRT Report S A I L HS project.pdf \(248 KB\)](#)

[Interview Scoring 325-2015 SAIL HS project9Sept2014.pdf \(1,704 KB\)](#)

**Professional Architectural Consulting Services for
S.A.I.L. High School
RFQ 325-2015 August 26, 2014**

Screening Selection of Short List Firms:

Barnett Fronczak Barlowe Architects

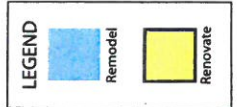
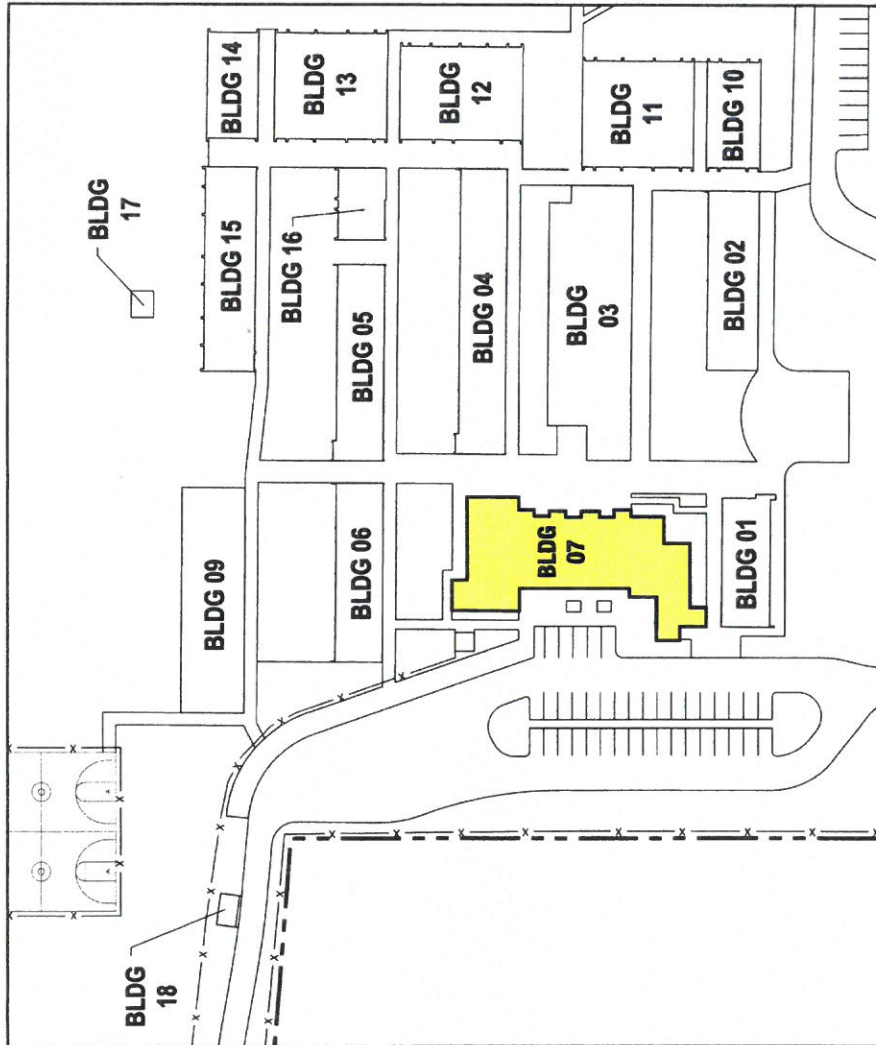
Clemons Rutherford & Associates, Inc.

Elliott Marshall Innes, P.A.

JRA Architects, Inc.

SAIL

Survey 4.1 - DOE Approved			
Site	Description	Square Footage	5-Year Amount
SAIL	Site Improvement		\$900,000
	New Construction - Flammable Storage	Complete	\$0
	Renovate Building 7	8,755	\$621,605
	Survey Total	8,755	\$1,521,605
	Supplemental Needs		
	Add Gym		\$3,000,000
	Expand Kitchen and Cafeteria		\$2,000,000



DATE _____

PRINCIPAL _____

Sign In Sheet

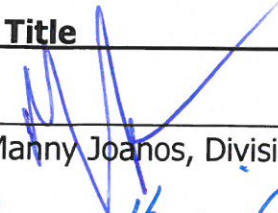
Interview Committee –September 9, 2014

8 am - Noon

RFQ#325-2015 Professional Architectural Consulting Services –S.A.I.L. High School

Name, Title

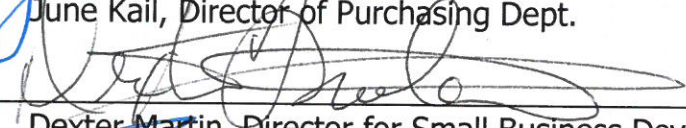
1.


Manny Joanos, Division Director for Energy, Nutrition Services & Purchasing Depts.

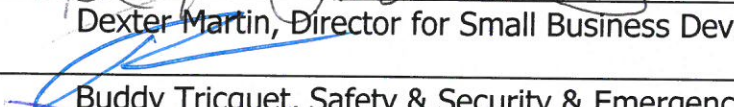
2.


June Kail, Director of Purchasing Dept.

3.


Dexter Martin, Director for Small Business Development

4.


Buddy Tricquet, Safety & Security & Emergency Management

5.


Ronnie Youngblood, Division Director for Maintenance, Transportation and Warehouse

6.


Sandra Davis, Contract Administrator (non-voting)

7.

8.

Professional Architectural Consulting Services for
S.A.I.L. High School - RFQ 3245-2015
September 9, 2014

	Interview Committee Ranking	Barnett Fronczak Barlowe Architects	Clemons Rutherford & Assoc.	Elliott Marshall Innes	JRA Architects
1	A	2	1	3	4
2	B	3	1	2	4
3	C	2	1	3	4
4	D	2	1	3	4
5	E	2	1	3	4
	Total	11	5	14	20

Lowest number is the highest ranking firm

2 1 3 4

A

**Professional Architectural
Consulting Services for
S.A.I.L. High School -
RFQ 325-2015
September 9, 2014**

Interview - Criteria

	Pts.	Barnett Fronczak Barlowe Architects	Clemons Rutherford & Assoc.	Elliott Marshall Innes	JRA Architects
1 Ability of Professional Personnel	30	25	29	28	20
2 Certified Minority/Small Business Participation	5	4	5	2	1
3 Past Performance in Implementing Cost Control/ Value Engineering	25	21	23	21	18
4 Willingness to Meet Time & Budget Requirements	15	15	15	15	10
5 Location -Office location to site	5	5	5	5	5
6 Recent, Current and Projected Workloads of Firm	15	12	12	10	10
7 Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	5	5	5	5	5
Total Points	100	87	94	86	69
Highest points is the highest ranking firm					

2 1 3 4

B

**Professional Architectural
Consulting Services for
S.A.I.L. High School -
RFQ 325-2015
September 9, 2014**

Interview - Criteria		Pts.	Barnett Fronczak Barlowe Architects	Clemons Rutherford & Assoc.	Elliott Marshall Innes	JRA Architects
1	Ability of Professional Personnel	30	27	29	29	25
2	Certified Minority/Small Business Participation	5	3	5	3	1
3	Past Performance in Implementing Cost Control/ Value Engineering	25	22	23	23	24
4	Willingness to Meet Time & Budget Requirements	15	15	15	15	15
5	Location -Office location to site	5	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	15	15	15	15	15
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	5	4	4	4	3
Total Points		100	91	96	94	88
Highest points is the highest ranking firm			3	1	2	4

E

**Professional Architectural
Consulting Services for
S.A.I.L. High School -
RFQ 325-2015
September 9, 2014**

Interview - Criteria

	Pts.	Barnett Fronczak Barlowe Architects	Clemons Rutherford & Assoc.	Elliott Marshall Innes	JRA Architects
1 Ability of Professional Personnel	30	25	28	25	25
2 Certified Minority/Small Business Participation	5	2.5	5	2.5	2
3 Past Performance in Implementing Cost Control/ Value Engineering	25	20	23	20	20
4 Willingness to Meet Time & Budget Requirements	15	15	15	15	15
5 Location -Office location to site	5	5	5	5	4
6 Recent, Current and Projected Workloads of Firm	15	16	12	8	6
7 Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	5	3	3	3	3
Total Points	100	80.5	91	78.5	75
Highest points is the highest ranking firm					

2 | 3 4



August 20, 2014
Mr. Danny Allbritton, Director of Construction
Leon County School Board, Division of Facilities
3420 West Tharpe Street, Suite 100
Tallahassee, Florida 32303

RE: RFQ 325-2015, Professional Architectural Consulting Services for S.A.I.L. High School - New Construction, Remodeling & Renovations, & Site Improvements Project

Mr. Allbritton & Members of the Selection Committee:

With a graduate of S.A.I.L. High School on staff Clemons, Rutherford & Associates, Inc. is very pleased to submit our qualifications to provide professional architectural and engineering services for the above mentioned project.

HISTORY & OWNERSHIP

The Corporation of Joseph N. Clemons & Associates, Inc., now known as Clemons, Rutherford & Associates, Inc., was founded in 1960 by Joseph N. Clemons. Mr. William D. Rutherford joined the firm in 1976, and the firm was reorganized in 1979 to form its present corporate operating structure. In 1996, Mr. Rutherford became the sole owner of the firm. We have 30 employees – 70% have been with the firm 10+ years; 71% of those have been with the firm for more than 20 years. Over 87% of our work comes from repeat clients. We have professional architects licensed in 20 states & Colombia with project experience nationally & overseas.

Fifty four years in business is a testimony to CRA's stability, service and steadfast commitment to our clients. High-quality service has made CRA as one of the nation's most reputable architectural and interior design firms. Growing steadily since 1960, CRA is about successful projects, informed staff and a commitment to quality that keeps clients returning to us time after time. CRA has served as a leader to public and private clients for a wide array of market and project types including: Education (PK-12, College & University); Healthcare; Public Safety (Correctional, EOC/EMS, Judicial/Municipal); Corporate; Historical; Worship; Libraries.

PROJECT TEAM LOCATION & DISTANCE TO LCS DIVISION OF FACILITIES & CONSTRUCTION

Located in Tallahassee with a professional staff of 30 employees, we have the capability to serve you efficiently. Our office is located at 2027 Thomasville Road – 6.6 miles from the Leon County Schools Division of Facilities & Construction office. CRA believes strongly in and emphasizes loyalty to our clients. Our commitment to that philosophy has earned us high regard throughout the industry. We will proceed through each phase of the project according to your instructions and will at all times act in the best interests of Leon County Schools. I, as Principal-in-Charge, commit to you my very best service.

Sincerely,



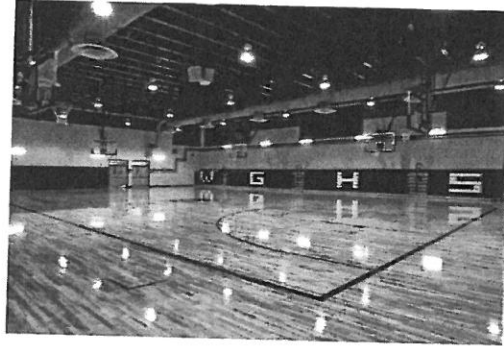
William D. Rutherford, AIA | President

CLEMONS, RUTHERFORD & ASSOCIATES, INC.

ARCHITECTS ▪ PLANNERS ▪ INTERIOR DESIGNERS ▪ CONSTRUCTION MANAGERS
2027 Thomasville Road, Tallahassee, FL 32308 ▪ p: 850-385-6153 ▪ f: 850-386-8420 ▪ www.craarchitects.com



INTRODUCTORY NARRATIVE



Clemons, Rutherford & Associates, Inc. has enjoyed working with the Leon County School Board in the past, and we are very pleased to offer you a combination of SIX exceptional elements:

- (1) **previous successful experience with Leon County School Board;**
- (2) **recent and abundant K-12 school experience, including numerous recent addition, renovation and remodeling projects specifically for gymnasiums & kitchen/cafeteria expansions;**
- (3) **local knowledge and commitment;**
- (4) **a particularly strong relationship with DOE; and**
- (5) **a well-deserved reputation of excellence in service and dedication to the community. These elements make us uniquely qualified for your upcoming project, as our submittal will confirm.**
- (6) **personal vested interest, as CRA employs a S.A.I.L. graduate.**

CRA offers Leon County School Board an entire team of professionals who are thoroughly knowledgeable of the most current educational facility technologies and design standards. In addition, CRA and our consultants, H2 Engineering, Inc., Johnson & Associates Engineering and George & Associates, Consulting Engineers, Inc., have worked together for the past 30 years on 200+ projects. This consistency equates to quality for Leon County School Board.

Located here in Tallahassee with a professional staff of 30 employees, we have the capability to serve you efficiently. In addition, CRA employs construction administration professionals who are solely responsible for overseeing all of our projects during the construction phase. This phase is typically one of the most demanding and, therefore, CRA has created a department specifically to serve our clients during this stage.

COMMITMENT TO THE LEON COUNTY SCHOOL BOARD

What sets our team apart is **commitment**. It is our responsibility to look after your best interests. This team approaches the Leon County School Board with a profound sense of responsibility. We are prepared to deliver a school that exceeds your expectations and respects your schedule and budget. We have worked hard to establish a solid reputation in educational facility planning and design, and are prepared to devote our full resources to this project.



EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:

LEON COUNTY SCHOOL DISTRICT

Survey:

Survey: 4 - Version: 1

Status:

Active Approved

District Name:

LEON COUNTY SCHOOL DISTRICT

Survey:

Number 4 - Version 1

Facility Name:

School for Applied Individualized Learning - SAIL

Address:

2006 JACKSON BLUFF ROAD, TALLAHASSEE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ALTERNATIVE EDUCATION	ALTERNATIVE EDUCATION
Low Grade	GRADE 9	GRADE 9
High Grade	GRADE 12	GRADE 12
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	537	0	537
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	537	0	537
Utilization Factor	100%		100%
School Capacity	537		537
COFTE Student Membership	362		313
Survey Annotation	other = leveling and resodding pe fields, lighting for security, and ADA upgrades		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$0	\$900,000	\$0	\$621,605	\$32,860
Estimated Total Project Cost					\$1,554,465	

School for Applied Individualized Learning - SAIL	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2015			New Construction: Adding 1 unit of FLAMMABLE STORAGE (155 NSF)	155	0	\$32,860	\$212	\$0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:

LEON COUNTY SCHOOL DISTRICT

Survey:

Survey: 4 - Version: 1

Status:

Active Approved

School for Applied Individualized Learning - SAIL	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Renovation 2015	10	7	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 701 (3230 NSF), Room 701A (592 NSF), Room 701B (90 NSF), Room 702 (1166 NSF), Room 702A (167 NSF), Room 703 (60 NSF), Room 704 (323 NSF), Room 705 (48 NSF), Room 705a (28 NSF), Room 706 (60 NSF), Room 707 (64 NSF), Room 708 (72 NSF), Room 709 (432 NSF), Room 710 (225 NSF), Room 710A (25 NSF), Room 710B (16 NSF), Room 711 (270 NSF), Room 711A (42 NSF), Room 713 (210 NSF), Room 714 (40 NSF), Room 715 (40 NSF), Room 716 (36 NSF), Room 717 (108 NSF), Room 718 (36 NSF), Room 719 (77 NSF), Room 720 (64 NSF), Room 810 (1234 NSF)	8,755	0	\$621,605	\$71	\$0