



Agenda Item Details

| | |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Meeting | Oct 14, 2014 - Business Meeting |
| Category | 18. Items for Consideration |
| Subject | 18.04 Selection Committee Recommendation for CM@R: Shaffield Building Specialties, Woodville Elementary School, New Construction, Remodeling and Renovations & Site Improvements Project (RFQ 329-2015) |
| Type | Action |

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

ACTION REQUESTED: The Superintendent recommends Board action to approve negotiation with Shaffield Building Specialties the highest ranked firm for the Construction Manager at Risk Services for Woodville Elementary 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 Shaffield Building Specialties, 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 selection committee for the Construction Manager at Risk Services for convened on September 24, 2014 to interview construction management firms for Woodville Elementary School, New Construction, Remodeling and Renovations & Site Improvements project. Ten (10) firms submitted qualification statements for this project, of which four (4) were selected to interview. The committee ranked the firms as follows:

1. Shaffield Building Specialties
2. Albritton-Williams, Inc.
3. Sperry & Associates, Inc.
4. LLT Building Corporation

The scope of work is: New Construction; Add Dining area, Kitchen & serving area, Kitchen chair storage, 1 multi-purpose room (dining), Multi-purpose room chair storage, Stage, Stage storage, (Stage) 1 Male Dressing area and 1 Female Dressing area, Booth/projection room, 1 Male Student Restroom, 1 Female Student Restroom, 1 Male Staff Restroom, and 1 Female Staff Restroom. **7,780 sq. ft. \$1,392,620.00**

Remodeling Building 4: Convert rooms 401, 402, 402A, 404, 406, 407, 408, 409, & 411 to 3 Primary Classrooms, 1 Resource Room, 1 storage, 2 Teacher Planning office, 3 material storage, 3 Outside Storage, 3 Student Storage, 3 Student Restroom (Both Sexes), 1 Male Staff Restroom, 1 Female Staff Restroom and rooms. **4,525 sq. ft. \$407,250.00**

Site Improvements: to be determined

Total \$2,700,000.00 +/-

The five year plant survey documentation is provided, CIRT report and a narrative letter from the top ranked Construction Firm. Upon successful negotiations with this Contractor a contract will be written up and brought back to the board for approval. **NOTE:** This is not a phased project this is current needs being funded by bonded money.

Shaffield Building Specialties has not had any previous work with Leon County Schools

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

[Ranking sheets for RFO#329-2015 Woodville.pdf \(1,326 KB\)](#)

[5 Year Plant Survey Woodville.pdf \(1,269 KB\)](#)

[RFO#329-2015 CM@R Woodville.pdf \(215 KB\)](#)

Sign In Sheet

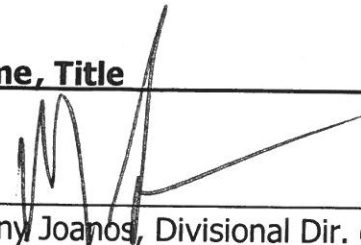
Interview Committee –September 24, 2014

8- Noon

RFQ#329-2015 Construction Manager at Risk for Woodville Elementary School Project

Name, Title

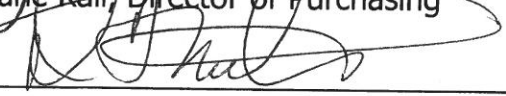
1.


Manny Joanos, Divisional Dir. of Energy, Nutrition Services, & Purchasing

2.


June Kail, Director of Purchasing

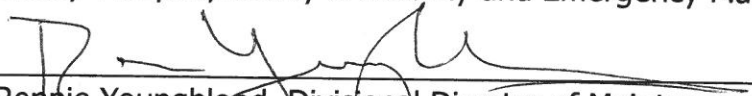
3.


Dexter Martin, Director of Small Business Development

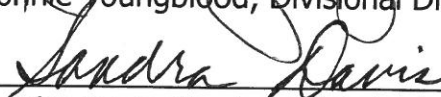
4.


Buddy Tricquet, Safety & Security and Emergency Management

5.


Ronnie Youngblood, Divisional Director of Maintenance, Transportation, & Warehouse

6.


Sandra Davis, Contract Administrator (non-voting)

7.

8.

| Construction Manager at Risk for Woodville Elementary School RFQ 329-2015 | | | | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------|---------------------------|---------------------------------------|--------------------------------------|
| | Interview Committee Ranking September 24, 2014 | Albritton-Williams Inc. | LLT Building Corp. | Shaffield Building Specialties | Sperry & Associates, Inc. |
| 1 | A | 2 | 3 | 1 | 2 |
| 2 | B | 3 | 4 | 1 | 2 |
| 3 | C | 1 | 3 | 2 | 4 |
| 4 | D | 2 | 4 | 1 | 3 |
| 5 | E | 2 | 4 | 1 | 3 |
| | Total | 10 | 18 | 6 | 14 |
| Lowest number is the highest ranking firm | | | | | |

2 4 1 3

**Construction Manager at Risk
for Woodville Elementary School
RFQ 329-2015 September
24, 2014**

| Interview - Criteria | | Pts. | 1 | 2 | 3 | 4 |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------|------|--------------------------|--------------------|--------------------------------|---------------------------|
| | | | Albritton-Williams, Inc. | LLT Building Corp. | Shaffield Building Specialties | Sperry & Associates, Inc. |
| 1 | Ability of Professional Personnel | 30 | 28 | 28 | 29 | 27 |
| 2 | Certified Minority/Small Business Participation | 5 | 4 | 4 | 3 | 5 |
| 3 | Past Performance in Implementing Cost Control/ Value Engineering | 25 | 24 | 24 | 25 | 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 | 14 | 13 | 15 | 14 |
| 7 | Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b) | 5 | 4 | 3 | 5 | 4 |
| Total Points | | 100 | 95 | 92 | 97 | 94 |
| | | | 94 | | | |
| Highest points is the highest ranking firm | | | | | | |

A

2 3 1 2

**Construction Manager at Risk
for Woodville Elementary School
RFQ 329-2015 September
24, 2014**

| Interview - Criteria | | Pts. | 1 | 2 | 3 | 4 |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------|------|--------------------------|--------------------|--------------------------------|---------------------------|
| | | | Albritton-Williams, Inc. | LLT Building Corp. | Shaffield Building Specialties | Sperry & Associates, Inc. |
| 1 | Ability of Professional Personnel | 30 | 28 | 28 | 28 | 28 |
| 2 | Certified Minority/Small Business Participation | 5 | 4 | 4 | 4 | 5 |
| 3 | Past Performance in Implementing Cost Control/ Value Engineering | 25 | 23 | 23 | 24 | 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 | 14 | 14 | 15 | 14 |
| 7 | Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b) | 5 | 3 | 2 | 5 | 3 |
| Total Points | | 100 | 92 | 91 | 96 | 94 |
| Highest points is the highest ranking firm | | | 3 | 4 | 1 | 2 |

B

**Construction Manager at Risk
for Woodville Elementary School
RFQ 329-2015 September
24, 2014**

| | | | 1 | 2 | 3 | 4 |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------|------|--------------------------|--------------------|--------------------------------|---------------------------|
| Interview - Criteria | | Pts. | Albritton-Williams, Inc. | LLT Building Corp. | Shaffield Building Specialties | Sperry & Associates, Inc. |
| 1 | Ability of Professional Personnel | 30 | 28 | 27 | 27 | 28 |
| 2 | Certified Minority/Small Business Participation | 5 | 4 | 5 | 5 | 3 |
| 3 | Past Performance in Implementing Cost Control/ Value Engineering | 25 | 22 | 23 | 23 | 22 |
| 4 | Willingness to Meet Time & Budget Requirements | 15 | 13 | 12 | 12 | 12 |
| 5 | Location -Office location to site | 5 | 3 | 3 | 3 | 3 |
| 6 | Recent, Current and Projected Workloads of Firm | 15 | 13 | 11 | 12 | 13 |
| 7 | Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b) | 5 | 4 | 4 | 4 | 2 |
| Total Points | | 100 | 87 | 84 _{AS} | 86 | 83 |
| | | | | 85 | | |
| Highest points is the highest ranking firm | | | | | | |

C

1 3 2 4

**Construction Manager at Risk
for Woodville Elementary School
RFQ 329-2015 September
24, 2014**

| Interview - Criteria | | Pts. | 1 | 2 | 3 | 4 |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------|------|--------------------------|--------------------|--------------------------------|---------------------------|
| | | | Albritton-Williams, Inc. | LLT Building Corp. | Shaffield Building Specialties | Sperry & Associates, Inc. |
| 1 | Ability of Professional Personnel | 30 | 23 | 18 | 25 | 22 |
| 2 | Certified Minority/Small Business Participation | 5 | 2 | 3 | 3 | 2 |
| 3 | Past Performance in Implementing Cost Control/ Value Engineering | 25 | 20 | 22 | 20 | 20 |
| 4 | Willingness to Meet Time & Budget Requirements | 15 | 12 | 12 | 12 | 12 |
| 5 | Location -Office location to site | 5 | 5 | 5 | 5 | 5 |
| 6 | Recent, Current and Projected Workloads of Firm | 15 | 10 | 8 | 8 | 8 |
| 7 | Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b) | 5 | 3 | 3 | 5 | 3 |
| Total Points | | 100 | 70 | 71 | 78 | 72 |
| Highest points is the highest ranking firm | | | | | | |

D

75
2 4 1 3

**Construction Manager at Risk
for Woodville Elementary School
RFQ 329-2015 September
24, 2014**

| Interview - Criteria | | Pts. | 1 | 2 | 3 | 4 |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------|------|--------------------------|--------------------|--------------------------------|---------------------------|
| | | | Albritton-Williams, Inc. | LLT Building Corp. | Shaffield Building Specialties | Sperry & Associates, Inc. |
| 1 | Ability of Professional Personnel | 30 | 28 | 28 | 28 | 28 |
| 2 | Certified Minority/Small Business Participation | 5 | 3 | 3 | 4 | 3 |
| 3 | Past Performance in Implementing Cost Control/ Value Engineering | 25 | 23 | 23 | 22 | 23 |
| 4 | Willingness to Meet Time & Budget Requirements | 15 | 14 | 14 | 14 | 14 |
| 5 | Location -Office location to site | 5 | 5 | 5 | 5 | 5 |
| 6 | Recent, Current and Projected Workloads of Firm | 15 | 13 | 12 | 14 | 12 |
| 7 | Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b) | 5 | 5 | 3 | 5 | 5 |
| Total Points | | 100 | 91 | 88 | 92 | 90 |
| Highest points is the highest ranking firm | | | 2 | 4 | 1 | 3 |

E

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:
37-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: WOODVILLE ELEMENTARY
Address: 9373 WOODVILLE HIGHWAY, WOODVILLE

| | Existing | Recommended |
|--------------------------------------|------------------------------------------|------------------------------------------|
| Capital Outlay Classification | 1 - SCHOOL RECOMMENDED FOR CONTINUED USE | 1 - SCHOOL RECOMMENDED FOR CONTINUED USE |
| Facility Use | ELEMENTARY | ELEMENTARY |
| Low Grade | PRE-K E S E | PRE-K E S E |
| High Grade | GRADE 5 | GRADE 5 |
| Comments | | |

| | Existing | Student Stations Added/Reduced(+ or -) | Recommended |
|---------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------|-------------|
| Perm. Stations | 489 | 15 | 504 |
| Reloc. Stations | 54 | -54 | 0 |
| Mod. Stations | 0 | 0 | 0 |
| Total Stations | 543 | -39 | 504 |
| Utilization Factor | 100% | | 100% |
| School Capacity | 543 | | 504 |
| COFTE Student Membership | 432 | | 482 |
| Survey Annotation | Other = Remove sewage treatment plant and connect to city sewer; leveling and resodding pe fields. | | |

| New Site Cost | Site Expansion | Site Development | Site Improvement | Remodeling Cost | Renovation Cost | New Construction Cost |
|-------------------------------------|----------------|------------------|------------------|-----------------|---------------------|-----------------------|
| \$0 | \$1,000,000 | \$1,000,000 | \$1,500,000 | \$1,409,580 | \$4,114,140 | \$1,392,620 |
| Estimated Total Project Cost | | | | | \$10,416,340 | |

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:

Survey:

Status:

37-LEON COUNTY SCHOOL DISTRICT

Survey: 4 - Version: 1

Active Approved

| WOODVILLE ELEMENTARY | Parcel | Building | Description | Total NSF | Change In Station Count | Calculated Cost | Cost Per NSF | Cost Per Station |
|-----------------------|--------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------|-----------------|--------------|------------------|
| New Construction 2016 | | | New Construction: Adding 1 unit of DINING AREA (2000 NSF), 1 unit of KITCHEN & SERVING AREA (2200 NSF), 1 unit of KITCHEN CHAIR STORAGE (100 NSF), 1 unit of MULTIPURPOSE ROOM (DINING) (1550 NSF), 1 unit of MULTIPURPOSE ROOM CHAIR STORAGE (100 NSF), 1 unit of STAGE (990 NSF), 1 unit of STAGE STORAGE (250 NSF), 1 unit of STAGE DRESSING ROOM (MALE) (125 NSF), 1 unit of STAGE DRESSING ROOM (FEMALE) (125 NSF), 1 unit of CONTROL BOOTH/PROJECTION ROOM (100 NSF), 1 unit of STUDENT RESTROOM (MALE) (60 NSF), 1 unit of STUDENT RESTROOM (FEMALE) (60 NSF), 1 unit of STAFF RESTROOM (MALE) (60 NSF), 1 unit of STAFF RESTROOM (FEMALE) (60 NSF) | 7,780 | 0 | \$1,392,620 | \$179 | \$0 |
| Remodeling 2013 | 14 | 1 | Removed NSF (6220), Added NSF (6220), Difference NSF (0), Percent (0%), Removed Stations (54), Added Stations (44) Remodeling: Adding 1 unit of INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8) (950 NSF), 1 unit of INTERMEDIATE/MIDDLE SCIENCE LAB (4-8) (950 NSF), 1 unit of TEACHER PLANNING OFFICE (106 NSF), 1 unit of LIBRARY (READING ROOM/STACKS) (2009 NSF), 1 unit of PROFESSIONAL LIBRARY (217 NSF), 1 unit of AUDIO VISUAL STORAGE (325 NSF), 1 unit of PERIODICAL STORAGE (108 NSF), 1 unit of CLOSED CIRCUIT TV LAB (378 NSF), 1 unit of CLOSED CIRCUIT STORAGE (270 NSF), 1 unit of MEDIA COPYING ROOM (108 NSF), 1 unit of MEDIA SMALL GROUP ROOM (499 NSF), 1 unit of MEDIA GROUP PROJECTS/INSTRUCTION (300 NSF) and Removing Room 104 (955 NSF), Room 105 (964 NSF), Room 109 (2592 NSF), Room 109C (129 NSF), Room 109D (179 NSF), Room 112 (1179 NSF), Room 112A (32 NSF), Room 112B (80 NSF), Room 112C (110 NSF) | 6,220 | -10 | \$559,800 | \$90 | \$0 |
| Remodeling 2011 | 14 | 2 | Removed NSF (1316), Added NSF (1478), Difference NSF (162), Percent (10.96%), Removed Stations (44), Added Stations (10) Remodeling: Adding 1 unit of PRIMARY SKILLS LAB (K-3) (739 NSF), 1 unit of E S E FULL-TIME (739 NSF) and Removing Room 206 (658 NSF), Room 208 (658 NSF) | 1,478 | -34 | \$133,020 | \$90 | \$0 |

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:

Survey:

Status:

37-LEON COUNTY SCHOOL DISTRICT

Survey: 4 - Version: 1

Active Approved

| WOODVILLE ELEMENTARY | Parcel | Building | Description | Total NSF | Change In Station Count | Calculated Cost | Cost Per NSF | Cost Per Station |
|-------------------------|--------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------|--------------------|-----------------|---------------------|
| Remodeling 2015 | 14 | 4 | Removed NSF (4466), Added NSF (4525), Difference NSF (59), Percent (1.30%), Removed Stations (0), Added Stations (54) Remodeling: Adding 3 units of PRIMARY CLASSROOM (K-3) (882 NSF), 1 unit of RESOURCE ROOM (599 NSF), 1 unit of GENERAL SCHOOL STORAGE (250 NSF), 2 units of TEACHER PLANNING OFFICE (100 NSF), 3 units of MATERIAL STORAGE (100 NSF), 3 units of OUTSIDE STORAGE (50 NSF), 3 units of STUDENT STORAGE (40 NSF), 3 units of STUDENT RESTROOM (BOTH SEXES) (60 NSF), 1 unit of STAFF RESTROOM (MALE) (40 NSF), 1 unit of STAFF RESTROOM (FEMALE) (40 NSF) and Removing Room 401 (653 NSF), Room 402 (2691 NSF), Room 402A (675 NSF), Room 404 (31 NSF), Room 406 (67 NSF), Room 407 (194 NSF), Room 408 (15 NSF), Room 409 (60 NSF), Room 411 (80 NSF) | 4,525 | 54 | \$407,250 | \$90 | \$0 |
| Remodeling 2011 | 14 | 7 | Removed NSF (1024), Added NSF (1024), Difference NSF (0), Percent (0%), Removed Stations (0), Added Stations (5) Remodeling: Adding 1 unit of E S E PRE-K (500 NSF), 1 unit of E S E ITINERANT (264 NSF), 1 unit of MATERIAL STORAGE (100 NSF), 1 unit of STUDENT STORAGE (50 NSF), 1 unit of STUDENT RESTROOM & BATH (110 NSF) and Removing Room 703 (979 NSF), Room 703A (45 NSF) | 1,024 | 5 | \$92,160 | \$90 | \$0 |
| Remodeling 2013 | 14 | 99 | Removed NSF (2415), Added NSF (0), Difference NSF (2415), Percent (100%), Removed Stations (54), Added Stations (0) Remodeling: Removing Room 171 (674 NSF), Room 171A (54 NSF), Room 171B (16 NSF), Room 171C (61 NSF), Room 336 (674 NSF), Room 336A (54 NSF), Room 336B (16 NSF), Room 336C (61 NSF), Room 337 (674 NSF), Room 337A (54 NSF), Room 337B (16 NSF), Room 337C (61 NSF) | -2,415 | -54 | \$217,350 | \$90 | \$0 |
| Renovation 2014 | | | Renovating: Apply HVAC Systems to the entire facility WOODVILLE ELEMENTARY. | 68,569 | 0 | \$4,114,140 | \$60 | \$0 |

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:

Survey:

Status:

37-LEON COUNTY SCHOOL DISTRICT

Survey: 4 - Version: 1

Active Approved

| WOODVILLE ELEMENTARY | Parcel | Building | Description | Total NSF | Change In Station Count | Calculated Cost | Cost Per NSF | Cost Per Station |
|-------------------------|--------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------|--------------------|-----------------|---------------------|
| Remodeling 2015 | 14 | 4 | Removed NSF (4466), Added NSF (4525), Difference NSF (59), Percent (1.30%), Removed Stations (0), Added Stations (54) Remodeling: Adding 3 units of PRIMARY CLASSROOM (K-3) (882 NSF), 1 unit of RESOURCE ROOM (599 NSF), 1 unit of GENERAL SCHOOL STORAGE (250 NSF), 2 units of TEACHER PLANNING OFFICE (100 NSF), 3 units of MATERIAL STORAGE (100 NSF), 3 units of OUTSIDE STORAGE (50 NSF), 3 units of STUDENT STORAGE (40 NSF), 3 units of STUDENT RESTROOM (BOTH SEXES) (60 NSF), 1 unit of STAFF RESTROOM (MALE) (40 NSF), 1 unit of STAFF RESTROOM (FEMALE) (40 NSF) and Removing Room 401 (653 NSF), Room 402 (2691 NSF), Room 402A (675 NSF), Room 404 (31 NSF), Room 406 (67 NSF), Room 407 (194 NSF), Room 408 (15 NSF), Room 409 (60 NSF), Room 411 (80 NSF) | 4,525 | 54 | \$407,250 | \$90 | \$0 |
| Remodeling 2011 | 14 | 7 | Removed NSF (1024), Added NSF (1024), Difference NSF (0), Percent (0%), Removed Stations (0), Added Stations (5) Remodeling: Adding 1 unit of E S E PRE-K (500 NSF), 1 unit of E S E ITINERANT (264 NSF), 1 unit of MATERIAL STORAGE (100 NSF), 1 unit of STUDENT STORAGE (50 NSF), 1 unit of STUDENT RESTROOM & BATH (110 NSF) and Removing Room 703 (979 NSF), Room 703A (45 NSF) | 1,024 | 5 | \$92,160 | \$90 | \$0 |
| Remodeling 2013 | 14 | 99 | Removed NSF (2415), Added NSF (0), Difference NSF (2415), Percent (100%), Removed Stations (54), Added Stations (0) Remodeling: Removing Room 171 (674 NSF), Room 171A (54 NSF), Room 171B (16 NSF), Room 171C (61 NSF), Room 336 (674 NSF), Room 336A (54 NSF), Room 336B (16 NSF), Room 336C (61 NSF), Room 337 (674 NSF), Room 337A (54 NSF), Room 337B (16 NSF), Room 337C (61 NSF) | -2,415 | -54 | \$217,350 | \$90 | \$0 |
| Renovation 2014 | | | Renovating: Apply HVAC Systems to the entire facility WOODVILLE ELEMENTARY. | 68,569 | 0 | \$4,114,140 | \$60 | \$0 |