



Agenda Item Details

Meeting	Mar 10, 2015 - Business Meeting
Category	18. Items for Consideration
Subject	18.04 Pro-Steel Buildings, Inc. dba PSBI Selection Committee Recommendation, Montford Middle School New Classroom Wing Addition
Type	Action
Budget Source	2014 Bonded

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

ACTION REQUESTED: The Superintendent recommends Board action to approve the negotiation with Pro-Steel Buildings, Inc. dba PSBI the highest ranked firm for the Construction Manager at Risk Services for Montford Middle School New Classroom Wing Addition, in accordance with F.S. Chapter 287.055, "Consultant's Competitive Negotiations Act." Should this negotiation fail with Pro-Steel Buildings, Inc. dba PSBI then request permission to negotiate with the next ranked firm. Documents are currently at 100% complete and 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 at Risk Services convened on February 19, 2015 to interview construction management firms for Montford Middle School New Classroom Wing Addition. Eight (8) firms submitted qualification statements for this project, of which four (4) were selected to interview. The committee ranked the firms as follows:

1. Pro-Steel Buildings, Inc. dba PSBI
2. Southland Contracting, Inc.
3. Mad Dog Construction
4. Advon Corporation

The scope of work is: New Classroom Wing Addition.

New Construction New Classroom Wing Addition	13,664 sq. ft.	\$3,106,501.00
Total Budget for this scope of work		\$3,106,501.00
Minus: Design, Control test and balance and Furniture, Fixture and Equipment and other owner furnished items. (20%)		\$621,300.20
Total Estimated Construction Budget		\$2,485,200.80

Pro-Steel Buildings, Inc. dba PSBI has earned an estimated amount of \$7,409,426.55 of projects over the past 5+ years.

NOTE: This is not a phased project. This project is not part of the 5 year plant survey because LCS has a surplus of middle school student stations. However, Montford Middle School is recommended to be at 80 percent capacity per the DOE utilization guidelines. Montford is currently at 101 percent capacity, with four Relocatable Classrooms on site. This addition is needed to reduce the overcapacity of student stations in the Montford Middle school zone. This project was voter approved through the half cent sales tax

referendum and was recommended by the Capital Improvements Review Team (CIRT) in 2012.

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

[Montford MS CM@R Interview Ranking Score Sheet.pdf \(1,350 KB\)](#)

[SB Summary_Montford_PSBI.pdf \(229 KB\)](#)

[PSBI Narrative.pdf \(334 KB\)](#)

[CIRT Montford.pdf \(262 KB\)](#)

Project:	Montford Middle School New Classroom Wing Addition														
Detailed project description:	<p>New Classroom Wing Addition</p> <p>Single Story, Eight (8) classroom addition, Approximately 13,664 Gross Square Footage (GSF) Structure, Concrete Masonry Unit (CMU) and Brick Exterior, Concrete Masonry Unit (CMU) Interior Walls, Shingle Roof on a pre-engineered metal building frame, Building will be connected to existing central plant and Building will be tied into the campus wide infrastructure</p> <p>There is no other activity at this site.</p>														
Contractor:	<p>Name of contractor: Pro-Steel Buildings, Inc. dba PSBI</p> <p>Pro-Steel Buildings, Inc. dba PSBI has no other current projects</p>														
Contract/Amount:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">New Construction New Classroom Wing Addition</td> <td style="width: 15%; text-align: right;">13,664 sq. ft.</td> <td style="width: 25%; text-align: right;">\$3,106,501.00</td> </tr> <tr> <td>Total Budget for this scope of work</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">\$3,106,501.00</td> </tr> <tr> <td>Minus: Design, Control test and balance and Furniture, Fixture and Equipment, and other furnished items. (20%)</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">\$621,300.20</td> </tr> <tr> <td>Total Estimated Construction Budget</td> <td></td> <td style="text-align: right; border-top: 1px solid black;">\$2,485,200.80</td> </tr> </table>			New Construction New Classroom Wing Addition	13,664 sq. ft.	\$3,106,501.00	Total Budget for this scope of work		\$3,106,501.00	Minus: Design, Control test and balance and Furniture, Fixture and Equipment, and other furnished items. (20%)		\$621,300.20	Total Estimated Construction Budget		\$2,485,200.80
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Total Estimated Construction Budget		\$2,485,200.80													

Pro-Steel Buildings, Inc. dba PSBI was selected from a list of prequalified contractors based on criteria established in F.S. 287.055 (professional services, capabilities, adequacy of personnel, past record, experience, whether the firm is a certified minority business enterprise and other factors determined to be applicable to this particular project.) Specifically, Pro-Steel Buildings, Inc. dba PSBI was selected due to their public presentation regarding their qualifications, approach to the project, and ability to furnish the required services on criteria established in Florida Statute 287.055(4)(b).

LCSB Coordinator:	Name: Alison Garber
Anticipated completion date:	Date: TBD
Architect:	Name of architect firm: JRA Architects, Inc.

Additional Questions		
1.	Previous 3 years work by Contractor at this site:	None
2.	Amount of previous 3 years work by Contractor for LCS	\$3,207,141.10
3.	Was all or a portion of this project once a part of another project being considered for recommendation to the School Board? If so, please explain.	No
4.	Would it be more cost effective and efficient to include all or a part of this project in another project in the future?	No
5.	Has this project been reduced in size or scope or been split from another project to be under the threshold for competitive selection?	No
6.	Were there any material modifications to the standard contract? If so explain.	No
7.	During the development of this project, or during the preparation of project documents and agenda materials, did any member of the construction department have questions about the application of laws, rules or board policy? If so, what was the issue and how was it resolved?	None that I am aware of.

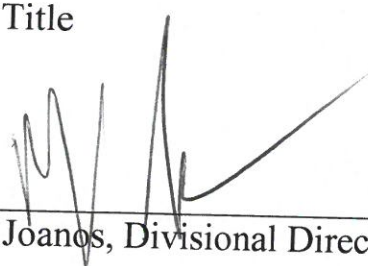
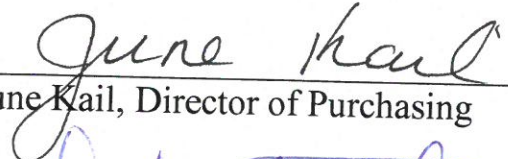
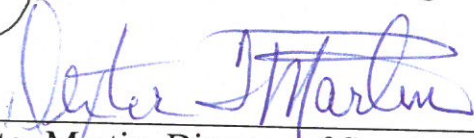
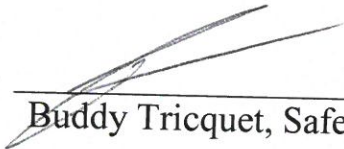
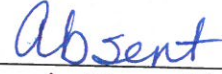
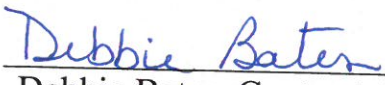
Sign In Sheet

Interview Committee –February 19, 2015

8- Noon

RFQ # 346-2015 Construction Manager at Risk for Montford Middle School Project

Name, Title

1. 
Manny Joanos, Divisional Director 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. 
Debbie Bates, Contract Administrator (non-voting)

Construction Manager at Risk for Montford Middle School RFQ 346-2015				
	1	2	3	4
	Advon Corporation	Mad Dog Construction	Pro-Steel Buildings, Inc. dba PSBI	Southland Contracting, Inc.
1	2	2	1	1
2	4	3	2	1
3	3	4	1	2
4	4	2	1	3
5	-	-	-	-
Total	13	11	5	7
Lowest number is the highest ranking firm				
	4	3	1	2

A

Construction Manager at Risk for Montford Middle School RFQ 346-2015		1		2		3		4	
		Pts.	Advon Corporation	Mad Dog Construction	Pro-Steel Buildings, Inc. dba PSBI	Southland Contracting, Inc.			
1	Ability of Professional Personnel	30	30	28	30	30			
2	Certified Minority/Small Business Participation	5	5	5	5	5			
3	Past Performance in Implementing Cost Control/ Value Engineering	25	23	23	24	24			
4	Willingness to Meet Time & Budget Requirements	15	13	13	14	15			
5	Location -Office location to site	5	5	5	5	5			
6	Recent, Current and Projected Workloads of Firm	15	12	12	15	14			
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	5	3	5	5	5			
Total Points		100	91	91	98	98			
Highest points is the highest ranking firm			2	2	1	1			

B

Construction Manager at Risk for Montford Middle School RFQ 346-2015		1		2		3		4	
		Pts.	Advon Corporation	Mad Dog Construction	Pro-Steel Buildings, Inc. dba PSBI	Southland Contracting, Inc.			
1	Ability of Professional Personnel	30	20	26	26	28			
2	Certified Minority/Small Business Participation	5	5	4	5	4			
3	Past Performance in Implementing Cost Control/ Value Engineering	25	15	22	23	23			
4	Willingness to Meet Time & Budget Requirements	15	10	13	13	13			
5	Location -Office location to site	5	5	5	5	5			
6	Recent, Current and Projected Workloads of Firm	15	14	12	13	13			
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	5	4	5	3	3			
Total Points		100	73	87	88	89			
Highest points is the highest ranking firm			4	3	2	1			

C

Construction Manager at Risk for Montford Middle School RFQ 346-2015		1	2	3	4	
Interview - Criteria February 19, 2015		Pts.	Advon Corporation	Mad Dog Construction	Pro-Steel Buildings, Inc. dba PSBI	Southland Contracting, Inc.
1	Ability of Professional Personnel	30	27	24	28	27
2	Certified Minority/Small Business Participation	5	4	3	5	4
3	Past Performance in Implementing Cost Control/ Value Engineering	25	22	20	24	22
4	Willingness to Meet Time & Budget Requirements	15	15	15	15	15
5	Location -Office location to site	5	4	4	4	4
6	Recent, Current and Projected Workloads of Firm	15	12	12	13	12
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	5	3	3	4	4
Total Points		100	87	83	93	88
Highest points is the highest ranking firm			3	4	1	2

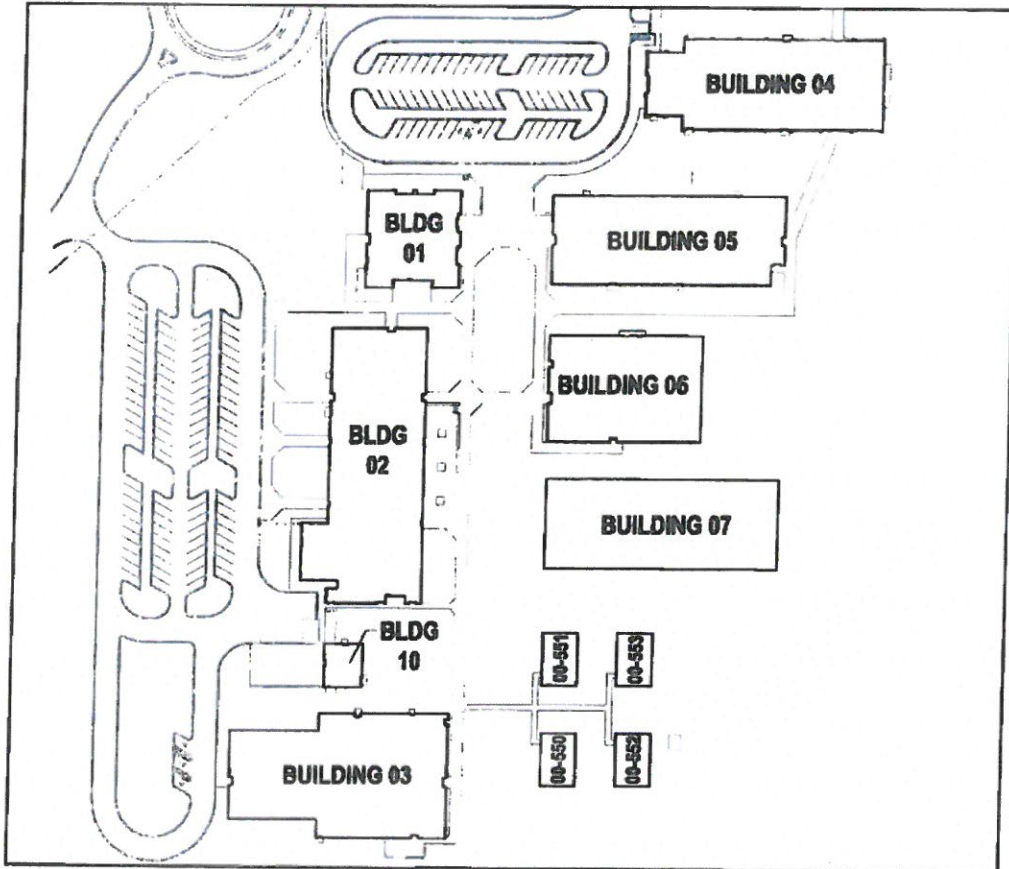
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Construction Manager at Risk for Montford Middle School RFQ 346-2015						
Interview - Criteria February 19, 2015						
	Pts.	1	2	3	4	
1	Ability of Professional Personnel	30	26	27	28	27
2	Certified Minority/Small Business Participation	5	4	4	4	4
3	Past Performance in Implementing Cost Control/ Value Engineering	25	23	23	24	22
4	Willingness to Meet Time & Budget Requirements	15	15	15	15	15
5	Location -Office location to site	5	4	4	4	4
6	Recent, Current and Projected Workloads of Firm	15	12	12	13	12
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	5	3	5	4	4
	Total Points	100	87	90	92	88
	Highest points is the highest ranking firm		4	2	1	3

1/20/2012

DRAFT 9:00 am

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Montford


Survey 4.1 - DOE Approved			
Site	Description	Square Footage	5-Year Amount
Montford	Site Improvement		\$500,000
	New Construction - Reference, Robe Storage, Sheet Music Storage, Music Equipment Storage	800	\$149,600
	Survey Total	800	\$649,600
Supplemental Needs			
	Add Wings		\$8,000,000

PRINCIPAL _____

DATE _____

LEGEND

 Remodel

 Renovate

February 3, 2015



Leon County School Board
Attention: Danny Albritton, Director of Construction
3420 W. Tharpe Street, Suite 100
Tallahassee, FL 32303

FL CGC1516731, CCC1328943
GA GCCO002251
AL BCU4-45931

Re: RFQ #346-2015
Construction Manager at Risk Services for Montford Middle School New Classroom Wing Addition

Members of the Selection Committee:

PSBI is pleased to submit our qualifications for RFQ #346-2015, Montford Middle School New Classroom Wing Addition

History and Corporate Location:

- PSBI is a Tallahassee based construction management firm, founded in 1974 by William E. Boyette. Over the past 40 years, PSBI has strategically grown into one of the premier federal and municipal construction firms in the Southeast United States. Our project delivery methods include general construction, construction management, design-build and self-performance of pre-engineered building assemblies.
- Our corporate office is located at 1979 Maryland Circle, Tallahassee, FL.

Corporate Structure:

- PSBI maintains its corporate structure as a "C" Corporation

Ownership Interest:

- William E. Boyette – 27.5% (Chairman)
- Mary H. Boyette – 27.5% (Chief Financial Officer)
- Aaron L. Boyette – 15% (President)
- Brian E. Zettle – 15% (Senior Vice-President – Director of Operations)
- Kenneth W. Cleary, Jr. – 15% (Retired)

Length of Existence:

- PSBI celebrated its 40th year in business on June 21, 2014. We were incorporated in the State of Florida on June 21, 1974 and have remained an active corporation in good standing since that date.

Project Team Location and Distance from Montford Middle School:

The project team will be located as follows:

OFFICE STAFF

- PSBI Corporate Office, 1979 Maryland Circle, Tallahassee, FL
o 13.8 miles from Montford Middle School | 5789 Pimlico Drive, Tallahassee, FL 32309

FIELD STAFF

- Field staff will be located on site at Montford Middle School.

As with all projects, we adopt our client's goals as our own. PSBI understands what is expected from us as your construction manager and we have the track record proving that we will exceed these expectations. Thank you for this opportunity to provide our qualifications as Montford Middle School New Classroom Wing Addition. We look forward to continuing our long and successful relationship with the Leon County School Board.

Respectfully submitted,
PSBI

A handwritten signature in black ink, appearing to read "Aaron L. Boyette".

Aaron L. Boyette
President
aaronboyette@psbionline.com