



### Agenda Item Details

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Meeting	Apr 12, 2016 - Business Meeting
Category	18. Items for Consideration
Subject	18.05 Architectural Selection Committee recommendation: Gilchrist Ross Crowe Architects, P.A., for RFQ 353-2016 Professional Architectural Services for Apalachee Elementary School Buildings 02, 03 and 04 HVAC and Interior Finishes Project
Type	Action
Fiscal Impact	Yes
Budgeted	Yes
Budget Source	2014 Bonded

**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 Gilchrist Ross Crowe Architects, P.A. the highest ranked firm for Apalachee Elementary School Buildings 02, 03 and 04 HVAC and Interior Finishes Project, in accordance with F.S. Chapter 287.055, "Consultant's Competitive Negotiations Act." Should this negotiation fail with Gilchrist Ross Crowe Architects, P.A., 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 March 29, 2016 to interview architectural firms for Apalachee Elementary School Buildings 02, 03 and 04 HVAC and Interior Finishes Project. Seven (7) firms submitted qualification statements for this project, of which six (6) were selected to interview. The committee ranked the firms as follows:

1. Gilchrist Rowe Crowe Architects, P.A.
2. Barnett Fronczak Barlowe Architects
3. DAG Architects, Inc.
4. MLD Architects, LLC
5. Emo/Architects, Inc.
6. Hoy+Stark Architects

The total estimated construction budget for Apalachee Elementary School is \$1,565,460.00.

The recommended construction delivery method for this project is Construction Management. Delivery Method analysis is attached.

Gilchrist Ross Crowe Architects, P.A. has earned \$1,000,830.00 of Leon County School Board projects over the last 5+ years.

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

[RFQ 353-2016 Gilchrist Ross Crowe Architects Apalache ES Summary.pdf \(75 KB\)](#)

[Gilchrist Ross Crowe Architects Narrative.pdf \(390 KB\)](#)

[RFQ 353-2016 Gilchrist Ross Crowe Architects Apalache ES Interview Ranking Score Sheet.pdf \(1,985 KB\)](#)

[APALACH BLDGS 2,3,4 HVAC Project Delivery Method RecForm.pdf \(137 KB\)](#)



Project:	Apalachee Elementary School
Detailed project description:	Buildings 02, 03 and 04 HVAC and Interior Finishes Project
Contractor:	N/A
Contract/Amount:	TBD once negotiations have been finalized
LCSB Coordinator:	Russ Waters
Anticipated completion date:	TBD
Architect:	Gilchrist Ross Crowe Architects, P.A

Additional Questions		
1.	Previous 3 years work by Contractor at this site:	\$0.00
2.	Amount of previous 3 years work by Contractor for LCS 10/13 – Sabal Palm ES Classroom Renovations building 1 & 2 - \$119,993.00 6/14 – Sabal Palm ES Renovation , Remodeling and HVAC - \$1,910.00 2/15 – Deerlake MS New Construction, Remodeling, Renovations & Site Improvements – \$254,335 5/15 Lively Exterior Door and entrance replacement for building 8 - \$6,875.00	
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.

January 5, 2016

Mr. Danny Allbritton  
Director of Construction  
3420 W. Tharpe Street  
Leon County Schools  
Tallahassee, Florida 32303

RE: **A. Letter of Introduction**  
Apalachee Elementary School

Dear Mr. Allbritton:

**Gilchrist Ross Crowe Architects (GRC) is committed to providing excellent service to LCS.** GRC has recent experience with LCS remodeling/renovations of school wings. GRC has worked with LCS on minor projects for 20 years and recent experience with major projects. We strive to build on this history to provide even better service.

GRC was formerly GCA with partners David Gilchrist and Richard Crowe partnering in 1991. In 2000 Connor Ross joined the firm and GRC was formed as a Subchapter S Corporation. Since that time we have remained a small firm averaging a total of seven staff and at one time were twelve. We have successfully competed against much larger firms for projects that exceed \$50 million. Our three principals share equal ownership, are hands-on and have over 105 years combined experience in all types of educational facilities.

Ask our clients. Ask the contractors. Ask our engineers. GRC's proven leadership steers our team to perform at their best. We have assembled a team that has experience with LCS and specific personnel that we know can deliver a successful project.

Mr. David Gilchrist will lead the A/E team. While with a previous firm, he was **Deerlake's Project Architect from the start of design through its opening.** He has a comprehensive understanding of LCS operations with project experience in K-12 campus master planning, renovation and remodeling work, expansions, new design and construction administration. He first worked on projects for LCS in 1985 - nearly 30 years of service. In June he completed the State's SREF 3-day course.

GRC's office is located in the historical All Saints Neighborhood near downtown. We are 15 minutes and 5.8 miles from Apalachee Elementary School. We are 17 minutes and 6.1 miles from LCS Division of Facilities & Construction.

We are pleased to present our qualifications and once again based on our successful projects with Leon County Schools.

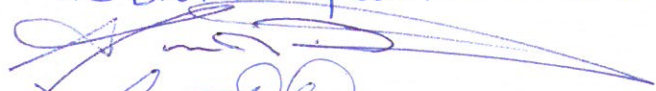

Sincerely,



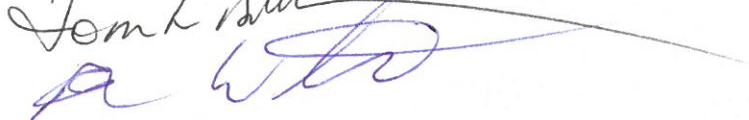
David D. Gilchrist, AIA, LEED AP  
Principal-in-charge/Project Manager

<b>Architectural Consulting Services for Apalachee Elementary School Heating, Ventilation and Air Conditioning and Interior Finishes Project</b> <b>353-2016 RFQ</b>		1	2	3	4	5	6
<b>Interview Committee Ranking</b>		Barnett Fronczak Barlowe	DAG Architects, Inc.	EMO/Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	A	2	1	5	3	6	4
2	B	4	2	3	4	6	1
3	C	3	2	5	1	6	4
4	D	1	3	5	1	4	6
5	E	2	4	6	1	5	2
Total		12	12	24	10	27	17
<b>Lowest number is the highest ranking firm</b>		2	3	5	1	6	4

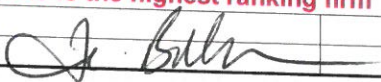
tie broken by coin toss as defined in F.A.C. 60A-1.011(4)

James Cole

Tom K. Hill  


**Architectural Consulting Services for  
Apalachee Elementary School Heating,  
Ventilation and Air Conditioning and  
Interior Finishes Project  
RFQ 353-2016**

		1	2	3	4	5	6	
<b>Interview - Criteria</b>		<b>Pts.</b>	Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	EMO/Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	Ability of Professional Personnel	30	28	28	28	28	27	28
2	Certified Minority/Small Business Participation	5	3	4	2	0	0	0
3	Past Performance in Implementing Cost Control/ Value Engineering	25	24	24	23	24	23	24
4	Willingness to Meet Time & Budget Requirements	20	15	15	15	15	7	10
5	Location	5	5	5	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	10	9	9	1	9	8	9
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	5	5	4	5	4	4
8	Small Business Development Program Leon County Small Business Enterprise	5	0	0	0	0	0	0
<b>Total Points</b>		105	89	90	78	86	74	80
<b>Highest points is the highest ranking firm</b>			2	1	5	3	6	4
Interviewer A 								



**Architectural Consulting Services for  
Apalachee Elementary School Heating,  
Ventilation and Air Conditioning and  
Interior Finishes Project  
RFQ 353-2016**

		1	2	3	4	5	6	
<b>Interview - Criteria</b>		<b>Pts.</b>	Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	EMO/Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	Ability of Professional Personnel	30	30	30	30	25	30	30
2	Certified Minority/Small Business Participation	5	0	5	2	0	0	5
3	Past Performance in Implementing Cost Control/ Value Engineering	25	25	25	25	25	25	25
4	Willingness to Meet Time & Budget Requirements	20	15	20	20	20	5	20
5	Location	5	5	5	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	10	10	8	8	10	10	10
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	5	5	5	5	5	5
8	Small Business Development Program Leon County Small Business Enterprise	5	0	0	0	0	0	0
<b>Total Points</b>		105	90	98	95	90	80	100
<b>Highest points is the highest ranking firm</b>			4	2	3	4	6	1
Interviewer B								

**Architectural Consulting Services for  
Apalachee Elementary School Heating,  
Ventilation and Air Conditioning and  
Interior Finishes Project  
RFQ 353-2016**

		1	2	3	4	5	6	
<b>Interview - Criteria</b>		<b>Pts.</b>	Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	EMO/Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	Ability of Professional Personnel	30	30	30	28	30	25	28
2	Certified Minority/Small Business Participation	5	2	5	2	2	2	4
3	Past Performance in Implementing Cost Control/ Value Engineering	25	24	24	20	25	22	23
4	Willingness to Meet Time & Budget Requirements	20	20	20	20	20	18	18
5	Location	5	5	5	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	10	8	8	7	10	7	7
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	2	2	5	5	4	3
8	Small Business Development Program Leon County Small Business Enterprise	5	0	0	0	0	0	0
<b>Total Points</b>		105	91	94	87	97	83	88
<b>Highest points is the highest ranking firm</b>			3	2	5	1	6	4
Interviewer C								



**Architectural Consulting Services for  
Apalachee Elementary School Heating,  
Ventilation and Air Conditioning and  
Interior Finishes Project  
RFQ 353-2016**

		1	2	3	4	5	6	
<b>Interview - Criteria</b>		<b>Pts.</b>	Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	EMO/Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	Ability of Professional Personnel	30	30	30	25	30	25	20
2	Certified Minority/Small Business Participation	5	<del>4</del> 4	04	<del>4</del> 4	<del>4</del> 4	5	5
3	Past Performance in Implementing Cost Control/ Value Engineering	25	25	25	20	25	25	15
4	Willingness to Meet Time & Budget Requirements	20	20	20	20	20	20	20
5	Location	5	5	5	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	10	10	8	7	10	7	8
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	5	5	2	5	5	5
8	Small Business Development Program Leon County Small Business Enterprise	5	0	0	0	0	0	0
<b>Total Points</b>		105	99	97	83	99	92	78
			1	3	5	1	4	6
<b>Highest points is the highest ranking firm</b>								
Interviewer D								

**Architectural Consulting Services for  
Apalachee Elementary School Heating,  
Ventilation and Air Conditioning and  
Interior Finishes Project  
RFQ 353-2016**

Interview - Criteria		Pts.	1	2	3	4	5	6	
			Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	EMO/Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC	
1	Ability of Professional Personnel	30	27	27	25	29	27	28	
2	Certified Minority/Small Business Participation	5	3	3	3	3	3	3	
3	Past Performance in Implementing Cost Control/ Value Engineering	25	22	21	20	24	20	23	
4	Willingness to Meet Time & Budget Requirements	20	18	18	17	19	18	18	
5	Location	5	5	5	5	5	5	5	
6	Recent, Current and Projected Workloads of Firm	10	9	9	7	9	7	7	
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	4	4	3	4	3	4	
8	Small Business Development Program Leon County Small Business Enterprise	5	0	0	0	0	0	0	0
<b>Total Points</b>		105	88	87	80	93	83	88	
<b>Highest points is the highest ranking firm</b>			2	4	6	1	5	2	
Interviewer E								2	

## PROJECT DELIVERY METHOD RECOMMENDATION LEON COUNTY SCHOOLS

**PROJECT NAME:**

Apalachee Elementary School Bldgs 2,3,4 HVAC & Interior Finishes

Please complete the following questions:

CHECK BOX BELOW

**1. Is overlap of design and construction necessary to meet schedule requirements?**

YES -  
Consider CM

Comments:

NO - BID

**2. Is the scope of work well defined?**

YES - BID

Comments: Major tasks are defined but there is potential for unknown conditions and the need to work around the schools schedule.

NO -

Consider CM

**3. Is this a unique project? Does the district have experience with this type of construction/project?**

YES - BID

Comments: The type of work is not unique but coordination and timing of all the required trades is complicated.

NO -

Consider CM

**4. Staffing - Does the district have adequate staffing to provide Construction Management for this project?**

YES - BID

Comments: District staffing is not sufficient to provide the type of supervision needed on this project during the busy summer construction session.

NO -

Consider CM

**5. Is cost a prime consideration?**

YES - BID

Comments: Cost is always considered but coordination of trades is critical during renovation of an active campus.

NO -

Consider CM

**DELIVERY METHOD RECOMMENDATION:**

CONSTRUCTION MANAGEMENT