



### Agenda Item Details

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Meeting	Apr 12, 2016 - Business Meeting
Category	18. Items for Consideration
Subject	18.06 Architectural Selection Committee recommendation: Barnett Fronczak Barlowe Architects, for RFQ 354-2016 Professional Architectural Services for Astoria Park Elementary School Building 01 Administration Area Finishes, Canopy Replacement and Drainage 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 Barnett Fronczak Barlowe Architects the highest ranked firm for Astoria Park Elementary School Building 01 Administration Area Finishes, Canopy Replacement and Drainage Project, in accordance with F.S. Chapter 287.055, "Consultant's Competitive Negotiations Act." Should this negotiation fail with Barnett Fronczak Barlowe Architects, 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 30, 2016 to interview architectural firms for Astoria Park Elementary School Building 01 Administration Area Finishes, Canopy Replacement and Drainage Project. Seven (7) firms submitted qualification statements for this project, of which five (5) were selected to interview. The committee ranked the firms as follows:

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

The total estimated construction budget for Astoria Park Elementary School is \$2,767,500.00.

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

Barnett Fronczak Barlowe Architects has earned \$2,229,017.73 of Leon County School Board projects over the last 5+ years.

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

[RFQ 354-2016 Barnett Fronczak Barlowe Architects Astoria Park ES Summary.pdf \(75 KB\)](#)

[Barnett Fronczak Barlowe Architects Narrative.pdf \(575 KB\)](#)

[RFQ 354-2016 Barnett Fronczak Barlowe Architects Astoria Park ES Interview Ranking Score Sheet.pdf \(1,800 KB\)](#)

[ASTORIA PARK Project Delivery RecForm.pdf \(137 KB\)](#)



Project:	Astoria Park Elementary School
Detailed project description:	Building 01 Administration Area Finishes, Canopy Replacement and Drainage Project
Contractor:	N/A
Contract/Amount:	TBD once negotiations have been finalized
LCSB Coordinator:	Russ Waters
Anticipated completion date:	TBD
Architect:	Barnett Fronczak Barlowe Architects

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 – Oakridge ES Renovations, Remodeling, HVAC Upgrades - \$161,041.00 11/13 – Roberts ES – New Classroom Wing - \$250,706.73 12/14 – Ft. Braden K-8 New Construction, Remodeling, Renovations & Site Improvements– \$235,073.00	
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.

<b>Architectural Consulting Services for Astoria Park Elementary School Building 01 Administration Area Finishes, Canopy Replacement and Drainage Project RFQ 354-2016</b>		1	2	3	4	5
		Barnett Fronczak Barlowe	DAG Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
<b>Interview Committee Ranking</b>						
1	A	1	4	2	5	3
2	B	2	5	1	4	3
3	C	1	5	3	4	2
4	D	1	4	1	5	3
5	E	2	3	1	5	3
Total		7	21	8	23	14
<b>Lowest number is the highest ranking firm</b>		1	4	2	5	3

<b>Architectural Consulting Services for Astoria Park Elementary School Building 01 Administration Area Finishes, Canopy Replacement and Drainage Project RFQ 354-2016</b>				1	2	3	4	5
		Interview - Criteria	Pts.	Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	Ability of Professional Personnel	30	30	25	30	25	30	
2	Certified Minority/Small Business Participation	5	2	4	2	2	2	
3	Past Performance in Implementing Cost Control/ Value Engineering	25	25	25	25	22	22	
4	Willingness to Meet Time & Budget Requirements	20	20	20	20	20	20	
5	Location	5	5	5	5	5	5	
6	Recent, Current and Projected Workloads of Firm	10	10	9	9	10	9	
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	5	2	4	5	4	
8	Small Business Development Program Leon County Small Business Enterprise	5	0	0	0	0	0	
<b>Total Points</b>		105	97	90	95	89	92	
<b>Highest points is the highest ranking firm</b>			1	4	2	5	3	
Interviewer A								

<b>Architectural Consulting Services for Astoria Park Elementary School Building 01 Administration Area Finishes, Canopy Replacement and Drainage Project RFQ 354-2016</b>							
		1	2	3	4	5	
<b>Interview - Criteria</b>		<b>Pts.</b>	Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	Ability of Professional Personnel	30					
2	Certified Minority/Small Business Participation	5	25	20	26	20	20
3	Past Performance in Implementing Cost Control/ Value Engineering	25	0	0	0	0	0
4	Willingness to Meet Time & Budget Requirements	20	20	18	23	18	19
5	Location	5	18	16	18	16	16
6	Recent, Current and Projected Workloads of Firm	10	5	4	5	4	4
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	8	7	9	7	8
8	Small Business Development Program Leon County Small Business Enterprise	5	4	3	4	4	3
<b>Total Points</b>		105	0	0	0	0	0
			80	68	85	69	70
<b>Highest points is the highest ranking firm</b>			2	5	1	4	3
Interviewer B							

<b>Architectural Consulting Services for Astoria Park Elementary School Building 01 Administration Area Finishes, Canopy Replacement and Drainage Project RFQ 354-2016</b>							
		1	2	3	4	5	
<b>Interview - Criteria</b>		<b>Pts.</b>	Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	Ability of Professional Personnel	30	30	20	30	25	30
2	Certified Minority/Small Business Participation	5	5	3	5	2	4
3	Past Performance in Implementing Cost Control/ Value Engineering	25	25	8	20	20	22
4	Willingness to Meet Time & Budget Requirements	20	20	20	20	20	20
5	Location	5	5	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	10	10	7	10	8	10
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	5	5	5	5	5
8	Small Business Development Program Leon County Small Business Enterprise	5	0	0	0	0	0
<b>Total Points</b>		105	100	68	95	85	96
<b>Highest points is the highest ranking firm</b>			1	5	3	4	2
Interviewer C							

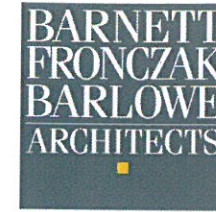
**Architectural Consulting Services for  
Astoria Park Elementary School  
Building 01 Administration Area  
Finishes, Canopy Replacement and  
Drainage Project  
RFQ 354-2016**

			1	2	3	4	5
<b>Interview - Criteria</b>		<b>Pts.</b>	Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	Ability of Professional Personnel	30	28	26	28	26	27
2	Certified Minority/Small Business Participation	5	3	3	3	3	3
3	Past Performance in Implementing Cost Control/ Value Engineering	25	23	22	23	21	23
4	Willingness to Meet Time & Budget Requirements	20	18	17	18	17	17
5	Location	5	5	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	10	8	8	8	8	8
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	5	5	5	5	5
8	Small Business Development Program Leon County Small Business Enterprise	5	0	0	0	0	0
<b>Total Points</b>		105	90	86	90	85	88
<b>Highest points is the highest ranking firm</b>			1	4	1	5	3
Interviewer D							



**Architectural Consulting Services for  
Astoria Park Elementary School  
Building 01 Administration Area  
Finishes, Canopy Replacement and  
Drainage Project  
RFQ 354-2016**

			1	2	3	4	5
<b>Interview - Criteria</b>		<b>Pts.</b>	Barnett Fronczak Barlowe Architects	DAG Architects, Inc.	Gilchrist Ross Crowe Architects	Hoy+Stark Architects	MLD Architects, LLC
1	Ability of Professional Personnel	30	25	26	27	24	24
2	Certified Minority/Small Business Participation	5	3	4	2	3	4
3	Past Performance in Implementing Cost Control/ Value Engineering	25	20	20	21	20	20
4	Willingness to Meet Time & Budget Requirements	20	15	15	15	15	15
5	Location	5	5	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	10	8	6	8	7	6
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts)	5	5	2	5	3	4
8	Small Business Development Program Leon County Small Business Enterprise	5	0	0	0	0	0
<b>Total Points</b>		105	81	78	83	77	78
<b>Highest points is the highest ranking firm</b>			2	3	1	5	3
Interviewer E							



05 January 2016

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

Re: RFQ 354-2016 Professional Architectural Consulting Services for Astoria Park Elementary School  
Building 01- Administration Area Finishes, Canopy Replacement and Drainage  
Proposal for Professional Services

**DANNY**, Barnett Fronczak Barlowe Architects (BFBA) is pleased to submit its qualifications for the Astoria Park Elementary School Administration Area Finishes, Canopy Replacement and Drainage Project. For this Project, we have teamed up with Cliff Lamb & Associates who will provide Civil Engineering Services and McGinnis & Fleming Engineering, Inc., who will perform MEP Engineering Services. BFBA has done many similar-type projects for the Leon County School Board. Our previous experience, technical expertise, and project team are well suited to the needs of this important project. Please see the following required information:

**Brief History & Length of Company's Existence**

Rick Barnett, AIA, and Dave Fronczak, AIA have been practicing Architecture together as Partners for over 36 years since their establishment of the firm in Tallahassee in 1979. Since that time, Barnett and Fronczak have been actively providing Architectural Services in Tallahassee and the surrounding counties of North Florida. In 2005 the Firm added Doug Barlowe, AIA, to its partnership and began practicing as Barnett Fronczak Barlowe Architects. In 2009, the partnership established BFB Gladwin Architects, located in Valdosta, Georgia under the leadership of Celine Gladwin, AIA., who joined the firm in 2002. Most recently, in November of 2015, Doug Shuler, AIA, of Shuler Architects + Partners and Celine Gladwin, AIA, became partners in the firm and the Partnership currently is comprised of the five partners with offices in Tallahassee and Valdosta.

**Project Team Location & Distance from Astoria Park Elementary School**

Barnett Fronczak Barlowe Architects is located at 225 South Adams Street, in the heart of downtown Tallahassee. We are approximately 4 miles from your offices and approximately 4 miles from Astoria Park Elementary School.

Barnett Fronczak Barlowe Architects is committed to providing the Leon County School Board with the highest quality of architectural services. Our team has completed numerous projects similar to the work proposed for Astoria Park Elementary School. We look forward to meeting with your selection committee to further elaborate on our qualifications.

**BARNETT FRONCZAK BARLOWE ARCHITECTS**

**DAVID FRONCZAK, AIA**

## PROJECT DELIVERY METHOD RECOMMENDATION LEON COUNTY SCHOOLS

**PROJECT NAME:** Astoria Park Elementary School Bldg 1 Administration Area finishes and Canopy replacement, drainage project

Please complete the following questions:

		CHECK BOX BELOW	
<b>1. Is overlap of design and construction necessary to meet schedule requirements?</b>		YES - Consider CM	
<b>Comments:</b>		NO - BID	X
<b>2. Is the scope of work well defined?</b>		YES - BID	
<b>Comments:</b> Major tasks are defined but there is potential for unknown conditions and the need to work around the schools schedule.		NO - Consider CM	X
<b>3. Is this a unique project? Does the district have experience with this type of construction/project?</b>		YES - BID	X
<b>Comments:</b> The type of work is not unique but coordination and timing of all the required trades is complicated.		NO - Consider CM	
<b>4. Staffing - Does the district have adequate staffing to provide Construction Management for this project?</b>		YES - BID	
<b>Comments:</b> District staffing is not sufficient to provide the type of supervision needed on this project during the busy summer construction session.		NO - Consider CM	X
<b>5. Is cost a prime consideration?</b>		YES - BID	
<b>Comments:</b> Cost is always considered but coordination of trades is critical during renovation of an active campus.		NO - Consider CM	X
<b>DELIVERY METHOD RECOMMENDATION:</b>	CONSTRUCTION MANAGEMENT		

