



SARASOTA COUNTY SCHOOLS

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TO: School Board Members

FROM: Lori White, Superintendent
Lori White

DATE: March 24, 2015

RE: Recommendation for CM Selection for Suncoast Technical College
North Port New Classroom Building and County Library Project

The Board's policy for the selection of professional construction services is described in School Board Policy 7.71. Section III.A.13 describes a process to be followed if the Superintendent disputes the submitted rankings. In that event, the policy states that the Superintendent shall meet with the Professional Service Selection Committee to review the Committee's rationale and the Superintendent's concerns. The Superintendent, upon conclusion of this review process may make an alternative ranking decision to the Board. Both rankings are submitted to the Board for their consideration.

The Committee's recommended rankings for the Suncoast Technical College North Port gave me sufficient concern that I felt it necessary to avail myself of this process for the first time in my tenure as Superintendent. I want to be very clear that my decision to initiate this process should in no way be interpreted as disparaging of A.D. Morgan Corporation, the firm that was ranked first in the Committee's ranking. This highly respected company has provided quality services to the District and is currently under contract for major renovations of the Alta Vista Elementary School campus. My concern is directly related to the very unique nature of this project.

At the time the Suncoast Technical College main campus complete rebuild was bid, we did not have funding available for a south county site. If we had anticipated the funding of this project at that time, it is likely that the projects would have been bid as one. The Board has expressed its desire that the Suncoast Technical College site in North Port should be considered a satellite of the main campus of the Suncoast Technical College, with the look and feel of the north county site. In effect, we want the same "brand" for this new site. We have contracted with the same architect, Schenkel Shultz Architecture, for the project. This selection assures that we can achieve a very similar design. But identical specifications of key elements in construction will also help us achieve our goal. Although any qualified construction firm could theoretically achieve a similar outcome, it seems that the process would be more seamless with the construction company that just completed the Suncoast Technical College project. Willis A. Smith Construction, Inc. successfully completed the project on time and under budget.

In the short-listing process that preceded the interview/presentation process, Willis A. Smith Construction, Inc. received substantially more points than either A.D. Morgan Corporation or Tandem Construction. The points Willis A. Smith Construction, Inc. earned in team qualifications, list of projects and related experience exceeded both companies, with related experiences being

the greatest difference. The interview/presentation phase of the process places A.D. Morgan Corporation above Willis A. Smith Construction by 1.6 points, an extremely small difference given the possible range. In two of the four areas, Willis A. Smith Construction, Inc. had a higher point total than A.D. Morgan Corporation. The greatest difference between the two companies in the Committee's ratings was in the interview rating category.

I have reviewed all documents associated with the Committee's decision, including the documents submitted for the short listing process and the presentation documents. I reconvened the Committee to convey my concerns and hear their feedback. Committee member Dr. Todd Bowden expressed similar concerns to mine. Dr. Bowden, as Executive Director of Career and Technical Education and head of Suncoast Technical College, played a key role in leading the Suncoast Technical College project and would serve in a similar role for this project. His individual ranking placed Willis A. Smith Construction, Inc. at the top. It was apparent that all committee members believed that any of the companies reviewed in the interview process could successfully complete this project.

Given the recent from the completion of the Suncoast Technical College main campus project and the resulting continuity I believe that provides, the uniqueness of this project in desiring a similar "brand" in the building design and specifications, and the importance of Dr. Bowden's role in facilitating this project, I am recommending the following ranking for the construction management services for the Suncoast Technical College North Port project:

- #1 Willis A. Smith Construction, Inc.
- #2 A.D. Morgan Corporation
- #3 Tandem Construction