




February 20, 2012

MEMORANDUM

TO: District Board of Trustees

FROM: Jim Murdaugh, President 

SUBJECT: Construction Manager Services - RFP 2012-05

Item Description

This item will request approval of the recommended list of Construction Managers selected in response to RFP 2012-05.

Overview and Background

The procedure of the Board of Trustees is to approve pre-qualified General Contractors for construction projects valued between one million dollars and five million dollars, and to approve a list of Construction Managers for projects valued one million dollars or less. The RFP for General Contractors has been advertised and we expect to bring recommendations for that category to the March Board of Trustees meeting.

The RFP's for the Construction Manager category were advertised on January 6, 2012. The proposals were received on January 26, 2012 and evaluated immediately thereafter. The evaluation committee included William Hunter, TCC Construction Coordinator, Richard Frazier, Director of Center for Workforce Development, and David Wildes, Director of Physical Plant, Facilities Planning & Construction.

Fifteen proposals were received, all from companies operating in TCC's three-county service area. The proposals were evaluated using the same process and criteria that have been used in previous years. The companies were ranked so that scores of 295 to 300 are ranked number one as "Preferred;" scores of 285 to 294 are ranked number two as "Qualified;" and scores below 284 are ranked number 3 as "Listed." The breakdown of the rankings follows below:

Preferred (Ranked No. 1):

- Albritton Williams, Inc.
- Allstate Construction Inc.
- Childers Construction Co.
- Cook Brothers, Inc.
- LLT Building Corporation
- Rippee Construction, Inc.

Qualified (Ranked No. 2):

- Ajax
- Culpepper Construction Company

Listed (Ranked No. 3):

- ArC Masterbuilders, Inc. dba EMO
- Concrete Services, Inc.
- Construction Solutions, LLC
- Council Contracting, Inc.
- Peter R. Brown Construction, Inc.
- Pro-Steel Buildings, Inc.
- Southland Contracting, Inc.

Past Actions by the Board

The Board previously approved the list of Construction Managers for projects valued at one million dollars or less.

Funding/Financial Implications

Funds for the various projects are available from Public Education Capital Outlay (PECO) funds appropriated each year by the Legislature, Capital Outlay & Debt Service (CO&DS) fees that flow to the College each year, and local funds.

Staff Resource

Teresa Smith

Recommended Action

Approve the recommended ranking of Construction Managers as presented above.