



January 17, 2023

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: RFQ 2022-10 Award Recommendation

Item Description

This item requests approval from the District Board of Trustees for the award to Cook Brothers, Inc., for Construction Manager at Risk services for the Center for Innovation (CFI) Stair Tower Improvements project.

Overview and Background

This specific RFQ requests Construction Manager at Risk (CMAR) Services for the TCC CFI Stair Tower Improvements project, located at 300 West Pensacola Street in Tallahassee, Florida on TCC's Center for Innovation (CFI) Campus Site 4.

This RFQ 2022-10 CM at Risk services for the TCC Center for Innovation (CFI) Stair Tower Improvements, was released to the public on October 6, 2022 via the TCC Purchasing Website and the State of Florida Vendor Bid System. The College received complete and acceptable submittals from the below four vendors on November 4, 2022, as a result of this Request for Qualifications (RFQ).

Cook Brothers, Inc.
Childers Construction Company
RAM Construction & Development, LLC
Rippe Construction, Inc.

Based on the evaluation criteria outlined in the RFQ, the submittals were evaluated by a committee in two parts. Part one consisted of an initial review of submittals and scoring based on the evaluation criteria as outlined in the RFQ and the responses submitted. Part two of the evaluation process included an invitation to all vendors who met the minimum criteria for an online presentation and Q&A session.

The Committee heard presentations from all four contractors carefully considering such factors as:

- Exterior Envelope and Facilities Experience
- Experience with Davis Bacon Wages/Federal Grant Funding
- Experience and Performance of Individuals
- Experience, Performance and Capacity of Company
- Overall Presentation and Fit for Project

Based upon the qualifications submitted and the results of the two-part evaluation process Cook Brothers, Inc., is recommended for the award.

Funding/ Financial Implications

This construction contract will be funded from PECO/Deferred Maintenance funds.

Past Actions by the Board

None

Recommended Action

Approve the recommended construction manager at risk, Cook Brothers, Inc., for the TCC Center for Innovation (CFI) Stair Tower Improvements project.