March 13, 2006

MEMORANDUM

TO: District Board of Trustees

FROM: William D. Law, Jr., President

RE: Prequalification of General Contractors

Despite our efforts to improve the process for identification of general contractors and construction managers, we have not yet reached a fully satisfactory position. I have undertaken an in-depth review of the process we are using and have identified some procedures that can be changed to accomplish the following goals for the general contractors list as well as the construction managers list:

1. Creation of the largest list possible to assure that the college is always in a position to benefit from enthusiastic competitive bidding;
2. Inclusion of large and small contractors to assure that minority contractors are eligible and competitive for TCC projects.

To accomplish this goal, we need to be more proactive in getting the word out regarding the qualifying process. The pattern of the recent past has always include the minimum legal requirement for advertising and sending letters to those firms on the active list of prequalified companies. In the future, however, we will be as expansive as possible and will undertake all of the following:

1. legal advertising, in both newspapers and trade papers;
2. direct mail contact with all previously pre-qualified firms;
3. direct mail to the largest possible mailing list of firms who have no current relationship to TCC;
4. establishment of an email listing of firms to ‘overlap’ notifications from items 1-3, above.

Last month, we presented to the Board a list of firms recommended for prequalification for the General Contractor designation. These firms would be offered the opportunity to bid on TCC work above $1 million for the coming year. In my estimation this would include (1) the site development work outlined in the college master plan, and (2) the renovation of the Legislative Research Center and Museum. Both projects are likely to be in the $2 million dollar range.
For projects under $1 million, our approach has been to compile a second list of prequalified firms to handle these projects on a **Construction Manager** basis. This approach is intended to allow for more timely project scheduling and completion. Our list of prequalified construction managers has expired and is presently being advertised for renewal.

For the remainder of this calendar year, we have only one significant construction project planned, the parking garage. This project will be in the $12-14 million range. Concerns expressed last month about the limitations on the number of potential bidders can be alleviated by designating this project outside of either listing outlined, above, and seeking all bidders interested in handling the project on a **construction management** basis. The benefit of this approach is that we can assure the most robust bidding for the parking garage project until such time as the 2007 prequalified list of general contractors is developed next year. I expect the parking garage project will commence in early summer. (The State of Florida Bond Counsel will determine the amount of bond finance for which the college is eligible in the next few months.)

It is my intention to bring to the board all of the available options and preliminary project timeline for the construction of the Health Education Center by the June meeting of the board. Your action today in approving the list of General Contractors does not impact your options for the Health Education Center construction in any way.

I appreciate your guidance, patience and questions as we develop a consistent, understandable, and effective approach to construction, remodeling, and renovation projects for the college.

Thank you.
March 13, 2006

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FROM: William D. Law, Jr., President

RE: Prequalification of General Contractors

In accordance with Section 255.20 Florida Statutes and SREF Section 4.1, the College has completed the prequalification process for construction contractors. The prequalification process identifies those contractors who may bid for educational facilities construction projects, and involves review of licensure, bonding capacity, and registration. The following contractors are recommended for the period from February 1, 2006 through January 31, 2007 to bid single construction projects up to the approved bonding capacities as indicated.

Arc Masterbuilders, Inc. $15 million
Bass Construction Co., Inc. $10 million
Concrete Services, Inc. $30 million
Council Contracting, Inc. $10 million
Construct Two Group $30 million
Culpepper Construction Co. $100 million

Construction Support Southeast, Inc.-Conditioned approval contingent upon receipt of bonding approval.

Staff Resource: Glendon Forgey and Larry Cliett

RECOMMENDED ACTION:

That the Board authorize prequalification of contractors as recommended.