

**Final
Minutes
Advanced Technology Center Architectural
and Campus Master Plan Selection Committee
District Board of Trustees
Gulf Coast Community College
Evaluation of Proposals Meeting**

November 9, 2009

1:00 p.m.
Administration, Room 238

Present: Charles S. Isler, III (presiding), Antonio Adessi, Karen L. Durden, Dan A. Estes, Dr. George Bishop, Dr. Jim Kerley, Joe Mills, Herman Daniels, John Mercer, Tonia Lawson, Joe and Valli Sorci, Dr. Jeff Stevenson, Dr. Steve Nettles (recording)

Call to Order: Mr. Isler called the meeting to order at 1:05 p.m.

Introduction: Ms. Lawson summarized the strengths and weaknesses of the final twelve construction firms selected from a pool of 42 proposals. Merits of the proposals were discussed in order to select a small group of contractors to be interviewed by the committee.

Overview:

Batson-Cook Co. – The amount of past litigation was discussed and the group concluded that this is not unusual for larger companies.

Peter R. Brown Construction – The committee discussed the relationship of Peter R. Brown Construction with PBS & J, which is the lead contractor for the International Airport.

Culpepper Construction Co., Inc. – This company has a lot of experience in higher education. However, the superintendent does not have much experience in LEED certified construction, nor does the company have any LEED certified staff assigned to the project. Experience in Florida also is minimal.

Dooleymack Constructors of NWF, LLC – This company is very experienced in higher education projects in Florida as well as in LEED certified construction. They built Daytona State College Advanced Technology Center. The Project Manager and Superintendent are weak on related projects.

Flintco, Inc. – This contractor has no experience in Florida. They have many qualified staff members, but Project Manager and Superintendent have little related experience.

GAC Contractors, Inc. & H.J. High Construction – This is a partnership between two companies, of which HJ High has most related experience. GAC is a true local business. The teaming agreement is not strong enough to ensure that HJ High would stay on the project. Legal partnership agreement would be expected. GAC has a long history with GCCC and would work hard with the college on correcting possible design problems during the construction phase.

LLT Building Corp. – LLT submitted three binders, but failed to provide all required information.

Lord and Son's Construction – Did not show any related experience on highly technical projects.

MAPP Construction, LLC – This company has a lot of experience in higher education, but only worked on one project in Florida, which as a hospital. MAPP had a high degree of litigation, a lot of which as the defendant.

PPI Construction Management, Inc. – PPI has a lot of experience with Florida Community Colleges and substantial experience with LEED certification, including platinum certification. They do not have local representation.

Robins and Morton – This contractor has no local representation, little experience in higher education, and little related experience. Most experience was in healthcare field.


ThomCo Enterprises Inc. – Contractor is not able to obtain enough bonding to meet the project requirements.

Selection Process: The internal architectural committee, consisting of Dr. George Bishop, Herman Daniels, Tonia Lawson, John Mercer, Joe Mills, and Dr. Jeff Stevenson, reached a consensus on five firms and made recommendations to the overall selection committee. There was a high level of agreement on individual rankings.

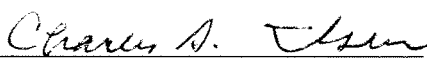
The overall committee decided on four firms to be invited for interviews. They tabulated and sorted the total scores for each contractor and found a clear separation between the fifth and the sixth firms. The committee decided to limit the invitations for interviews to five companies, i.e. GAC Contractors, Inc. & H.J. High Construction, PPI Construction Management, Inc., Peter R. Brown Construction, Dooleymack Constructors of NWF, LLC, and Batson-Cook Co.

The selected firms will be invited to make a presentation to the committee on Monday, November 23. Reference checks will begin immediately.

Adjournment: The meeting adjourned at 2:45 p.m.



Secretary



Chairman