

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

November 23, 2009

8:30 a.m.

William C. Cramer, Jr. Seminar Room, SUW 306

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

Call to Order: Mr. Isler called the meeting to order at 8:35 a.m.

Introduction: Ms. Lawson summarized the selection protocol.

Based upon their written submissions, five firms with the highest scores were selected and invited to make a presentation to the Advanced Technology Center Architectural and Campus Master Plan Selection Committee about their planned approach to the construction of the Advanced Technology Center. The firms were expected to address the following issues and were evaluated accordingly:

1. **Proposed project staff and functions** (25 points): The firm shall name the actual staff to be assigned to this project, describe their ability and experience and indicate the function of each within their organization and their proposed role on this project. **This staff shall be present at the time of the interview. Explain the role of the project's superintendent and project manager.**
2. **Overall economic development approach and methodology** (25 points): As a part of its service, the firm shall indicate knowledge and experience in the evaluation local subcontractors and suppliers and the firms approach and methodology to maximize local participation as an economic development project for the area. Describe how the firm will balance the local focus with the delivery of quality workmanship within the budget and schedule.
3. **Project scheduling** (20 points): As part of the project approach, the firm shall propose a scheduling methodology for effectively managing and executing the work in the optimum time. The firm shall indicate its procedure for scheduling and for compliance controls. The firm shall describe any representative current projects and the projected versus actual schedule for each.

4. **Cost and control and value enhancement (value engineering)** (15 points): As part of its services, the firm shall indicate knowledge and experience in the evaluation of building systems, construction techniques and the recommendation of materials to create an optimum value in the design and budget requirements. Demonstrate means method of utilizing the College's tax-exempt status for direct purchasing and the associated benefits to this institution.
5. **Quality control and assurance** (15 points): The firm shall demonstrate its approach and ability to provide quality control and assurance in the quality of construction and complying with building plans and specifications.

The following firms gave a 45 minute presentation each, followed by a 15 minute Q&A session:

- Batson-Cook Co.
- DooleyMack Constructors of NWF, LLC
- GAC Contractors, Inc. & H.J. High Construction
- Peter R. Brown Construction
- PPI Construction Management, Inc.

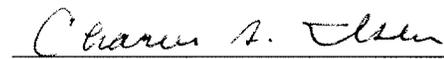
In between presentations the committee members discussed the merits of the respective vendors with particular emphasis on vendor's experience, project quality, as well as local participation and financial impact.

The discussion focused on two final Construction Managers, i.e. GAC Contractors, Inc. & H.J. High Construction and PPI Construction Management, Inc.

The GAC & H.J. High Construction partnership received the highest ranking and was invited to the negotiation phase. They entered into the negotiation phase with a 14-point document stating concerns with the GCCC proposed contract. The issues were negotiated to the mutual satisfaction of both parties.

Adjournment: The meeting adjourned at 7:30 p.m.


Secretary


Chairman