TALLAHASSEE STATE COLLEGE

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November 16, 2026

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: Recommendation for Construction Manager At Risk Services for the Gadsden Service Center Building Project

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Item Description
This item requests District Board of Trustees' approval of Southern Standard Construction, LLC, to provide Construction Manager At Risk (CMAR) Services for the Gadsden Service Center Building Project.

Overview and Background
This Request for Qualifications (RFQ 2026-03) for CMAR Services for the new Gadsden Service Center project was released to the public on August 4, 2026, via the TSC Purchasing Website and the State of Florida Vendor Bid System. As a result of this RFQ, the College received complete and acceptable submittals from six firms.

In a two-part evaluation process, these six proposals were reviewed based on the Colleges pre-determined criteria. Finalists were selected for in-person presentations and questions & answers sessions with a College committee. The committee recommended Southern Stanard

Past Actions by the Board
None

Recommended Action
Approve the recommended Construction Manager At Risk, Southern Standard, as presented.

AWARD NOTICE

This *RFQ 2026-03 CMAR Services for TSC Site 2 Gadsden Service Center New Building No. 04* was released to the public on August 4, 2026, via the TSC Purchasing Website and MyFloridaMarketPlace. The College received complete and acceptable submittals from the below six firms on September 16, 2026, as a result of this Request for Qualifications (RFQ).

- Allstate Construction
- Childers Construction Co.
- Cook Brothers, Inc.
- RAM Construction & Development, LLC
- Scorpio Corporation
- Southern Standard Construction, LLC

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 RFP and the responses submitted. Factors that were considered during the initial review included:

- Letter of Understanding/ Executive Summary
- Corporate License and Registration Information
- Location
- Adequacy of Management, Administration and Project Personnel
- Current and Projected Workload
- Experience with Similar Projects and Quality Control
- Budget and Cost Control Methods
- Statement of Surety, Insurance Compliance & Fee Structure
- Prior TSC Construction Manager Services

Part Two of the evaluation process included an invitation to *Allstate Construction, Childers Construction* and *Southern Standard Construction*, who met the minimum criteria for an in-person presentation and Q&A session. The Committee heard presentations from the firms considering such factors as:

- Presentation Quality and Clarity
- Project Understanding
- Response to Questions
- Final Appeal and Persuasiveness
- Overall best interests to the College for this specific project

Based upon the qualifications submitted and the results of evaluation process, *Southern Standard Construction, LLC,* is recommended for the award.