



Berkley Accelerated

Motions & Minutes

Board of Directors Meeting

Tuesday, March 24, 2026 6:30 pm-Board of Directors

5316 Berkley Rd, Auburndale, FL 33823

Call To Order: 6:33pm

Members Present:

- Cogswell, Burton, Clingerman, Spencer, Everitt, Allen, Mulling, Mole, Boyd, Taylor
- ZOOM: Ritchie
- Staff: Bolender
- Absent –

Welcome-Cogswell:

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Minutes from JAN 2026 Approval-Cogswell:

- Motion- Allen
- Second- Specner
- All in Favor-Aye
- Opposed-None
- Motion Carries

Expansion Plan Update - Mulling (BASE RFQ Summary and Recommendation/Architect Review); reviewing bids; six (6) firms; Potential conflict- Mulling with Whitehead Construction (client); Full disclosure-City and county employees on the board working with several firms; Review Request for Qualifications (RFQ) Process Summary; (Summary Recommendation attached)

Motion to approve RFQ Review Committee's recommendation for administration to enter in to negotiations with Rodda Construction for the final agreement. In the event that negotiations are unsuccessful, administration reserves the right to proceed with the next highest-ranked firms in accordance with applicable procurement procedures. Mulling has recused himself from this vote.

- Motion- Taylor
- Second- Everitt
- All in Favor-Aye
- Opposed-None
- Motion Carries



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Architect Review: site master plan draft provided by Grace Design Studios;

Miscellaneous-Cogswell:

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Adjourn -Cogswell:

- Motion- Mole
- Second- Burton
- All in Favor-Aye
- Opposed-None
- Motion Carries

Proposed Next meeting: May 12, 2026 6:30pm

Board of Director's Current Terms:

2025-2028 Ritchie, Cogswell (Chairman), Mulling (Vice Chairman). Everitt, Taylor

2024-2027 Spencer (Treasurer), Allen, Boyd

2023-2026 Mole, Burton (Secretary), Clingerman

Audit Committee: Allen, Spencer, Clingerman, Ritchie, Bolender

Request for Qualifications (RFQ) Process Summary

Public Notice & Questions

The RFQ public notice was issued on February 27, 2026, via the school website and social media platforms. Questions were accepted through March 6, 2026, and all responses were posted publicly on the RFQ website tab on March 9, 2026, to ensure transparency.

Submittal Receipt

RFQ submittals were due on March 13, 2026. Six (6) firms submitted responses:

- A.O. Wagner Construction (3/12/26, 10:20 AM)
- Rodda Construction (3/12/26, 10:25 AM)
- Whitehead Construction (3/13/26, 9:42 AM)
- Element Commercial Construction (3/13/26, 10:40 AM)
- Springer Voss Construction (3/13/26, 11:51 AM)
- Register Construction (3/13/26)

All submissions were received, signed, and dated by Brandee Marcum, Berkley Front Office Secretary.

Initial Opening & Documentation

On March 13, 2026, at 3:15 PM, Jill Bolender (President), Loren Walker (BASE Principal), and Brian Sawyer (Assistant Principal) publicly opened the qualifications submittals only. All submissions were logged and documented in a Google spreadsheet.

Evaluation Criteria (Qualifications – 75 Points)

The Board-appointed evaluation committee—Jill Bolender, Loren Walker, and Kevin Mulling—met on February 17, 2026, to finalize scoring. Qualifications were evaluated on a 75-point scale as follows:

- Relevant Educational Experience (20 points)
- Proposed Project Team (20 points)
- Preconstruction & GMP Approach (15 points)
- Safety Record (5 points)
- Financial & Bonding Capacity (5 points)
- References (5 points)
- Local Participation & Presence (5 points)

| Construction Company | Relevant Educational Experience 20 | Proposed Project Team 20 | Preconstruction GMP Approach 15 | Safety Record 5 | Financial Bonding Capacity 5 | References 5 | Local Participation & Presence 5 | Total |
|---------------------------------|------------------------------------|--------------------------|---------------------------------|-----------------|------------------------------|--------------|----------------------------------|-------|
| Rodda Construction | 20 | 20 | 15 | 5 | 5 | 4 | 5 | 74 |
| A.O. Wagner Construction | 18 | 20 | 15 | 5 | 3 | 4 | 5 | 70 |
| Element Commerical Construction | 20 | 20 | 15 | 4 | 4 | 5 | 1 | 69 |
| Register Construction | 15 | 20 | 15 | 3 | 4 | 5 | 5 | 67 |
| Springer Voss Construction | 18 | 20 | 15 | 4 | 4 | 0 | 5 | 66 |
| Whitehead Construction | 15 | 20 | 15 | 5 | 4 | 0 | 5 | 64 |

Following completion of qualifications scoring, a timestamped photograph was taken on March 17, 2026, at 9:04 AM documenting all sealed fee proposals prior to opening.

Fee Proposal Opening & Scoring (25 Points)

Fee proposals were opened on March 17, 2026, in the following order:

- Rodda Construction – 9:12 AM
- A.O. Wagner – 9:14 AM
- Element Commercial Construction – 9:18 AM
- Register Construction – 9:20 AM
- Springer Voss Construction – 9:22 AM
- Whitehead Construction – 9:24 AM

Fee proposals were evaluated using a comparative scoring formula based on preconstruction fees, construction management (CM) fees, general conditions, bond rates, and shared savings.

| Construction Company | Preconstruction Fee | CM Fee | General Conditions | Bond Rate | Shared Savings | Total |
|---------------------------------|---------------------|--------|--------------------|-----------|----------------|-------|
| Rodda Construction | 1%-1% | 4% | 50k | 0.68 | 100 | 25 |
| A.O. Wagner Construction | 65k | 5% | 9% | NG | 70% | 20 |
| Element Commercial Construction | 49k | 5.50% | 50k | 0.8 | 50% | 21 |
| Register Construction | 20k | 4.50% | 26.25k | 0.8 | 60% | 21 |
| Springer Voss Construction | 10k | 4% | 31k | 0.85 | 70% | 24 |
| Whitehead Construction | 85k | 5.50% | 60k | 1 | 75% | 21 |

Final Evaluation and Ranking

Final rankings were determined by combining the qualifications score (75 points) with the fee proposal score (25 points), for a total possible score of 100 points.

Following completion of both the qualifications-based evaluation (75 points) and the fee proposal scoring (25 points), final rankings were determined on a 100-point scale.

Qualifications Scoring (75 Points):

Scores ranged from 64 to 74 points. Rodda Construction received the highest qualifications score (74), followed by A.O. Wagner Construction (70) and Element Commercial Construction (69). All firms demonstrated strong overall qualifications, with relatively close scoring across the group.

Fee Proposal Scoring (25 Points):

Scores ranged from 20 to 25 points. Rodda Construction achieved the highest fee score (25), followed by Springer Voss Construction (24). The remaining firms scored between 20 and 21 points, reflecting generally competitive proposals.

Final Combined Scores (100 Points):

- **Rodda Construction** – 99
- **A.O. Wagner Construction** – 90
- **Element Commercial Construction** – 90
- **Springer Voss Construction** – 90
- **Register Construction** – 88
- **Whitehead Construction** – 85

Summary:

Rodda Construction achieved the highest overall score, demonstrating both the strongest qualifications and the most competitive fee proposal. A.O. Wagner Construction, Element Commercial Construction, and Springer Voss Construction formed a closely ranked middle group with comparable overall scores. Register Construction and Whitehead Construction also performed well, with solid qualifications and competitive fee proposals.

Board Action Recommendation:

Based upon the evaluation and scoring of qualifications and fee proposals in accordance with the criteria established by the Board-appointed committee, administration recommends that the Board approve the selection of **Rodda Construction** as the highest-ranked respondent to the RFQ.

Rodda Construction achieved the highest combined score of 99 out of a possible 100 points, representing the most advantageous balance of demonstrated qualifications and cost proposal. The evaluation process was conducted in a fair, open, and competitive manner, with all respondents evaluated consistently using the predetermined scoring methodology.

Approval of this recommendation will authorize administration to enter into negotiations with Rodda Construction for the final agreement. In the event that negotiations are unsuccessful, administration reserves the right to proceed with the next highest-ranked firms in accordance with applicable procurement procedures.

