

Agenda Item D	Details
Meeting	Jan 13, 2015 - Business Meeting
Category	18. Items for Consideration
Subject	18.09 Cook Brothers, Inc., Selection Committee Contractor Recommendation, Gilchrist Elementary School, New Construction, Remodeling and Renovations & Site Improvements Project (RFQ#335-2015)
Туре	Action

# STAFF MEMBER REPORTING THIS ITEM/PHONE: Danny Allbritton, 617-5907

**ACTION REQUESTED:** The Superintendent recommends Board action to approve negotiation with Cook Brothers, Inc. the highest ranked firm for the Construction Manager at Risk Services for Gilchrist Elementary School, New Construction, Remodeling and Renovations & Site Improvements project, in accordance with F.S. Chapter 287.055, "Consultant's Competitive Negotiations Act." Should this negotiation fail with Cook Brothers, Inc. then request permission to negotiate with the next ranked firm. Once negotiations have been finalized, the contract will be submitted to the Board for approval.

**ITEM SUMMARY:** The selection committee for the Construction Manager at Risk Services for convened on December 3, 2014 to interview construction management firms for Gilchrist Elementary School, New Construction, Remodeling and Renovations & Site Improvements project. Eleven (11) firms submitted qualification statements for this project, of which four (4) were selected to interview. The committee ranked the firms as follows:

1. Cook Brothers, Inc.	
2. LLT Building Corporation	
3. Ajax Building Corporation	
3. Albritton Williams, Inc.	

The scope of work is: New Construction, Remodeling and Renovations & Site Improvements.

New Construction:	Add six (6) Primary Classrooms, two (2) Resource Rooms, one (1) Art Room and one (1) Music Room	11,918 sq. ft.	\$2,270,052.00
Renovations: Site Improvements:	Building 1		\$1,500,000.00 \$1,000,000.00
		Total	\$4,770,052.00

Cook Brothers Inc. has earned an estimated amount of \$819,646.00 of projects over the past 5+ years. Note: This is not a phased project.

## WILL SUBMITTER BE DELIVERING SIGNATURE DOCUMENTS TO THE BOARD SECRETARY? No

SBBoard Summary Recommendation for CM Gilchrist ES .pdf (15 KB) RFQ 335-2015 Cook Brothers Inc Narratvie.pdf (495 KB) RFQ 335-2015 Interview Ranking Score Sheet.pdf (1,647 KB) Five (5) Year Education Plant Survey.pdf (1,590 KB) 2012 CIRT Report Gilchrist.pdf (455 KB)

Pro	ject:	Gilchrist Elementary School	
Det	ailed project description:	Intent to Negotiate: New Construction Classrooms, two (2) Resource Rooms, on Music Room, Remodeling and Renova Improvements.	e (1) Art Room and one (1)
Cor	ntractor:	Cook Brothers, Inc.	
Cor	ntract/Amount:	\$4,770,052.00 (estimated)	
Ant	SB Coordinator: icipated completion date:	Alison Garber TBD	
	hitect:	Emo/Architects, Inc.	
	litional Questions		
1.	Previous 3 years work by C		None
2.		work by Contractor for LCS	\$819,646.72
3.		project once a part of another project being ation to the School Board? If so, please	No
4.	Would it be more cost effect this project in another project	tive and efficient to include all or a part of ct in the future?	No
5.		uced in size or scope or been split from the threshold for competitive selection?	No
6.		odifications to the standard contract? If so	No
7.	project documents and ag construction department ha	this project, or during the preparation of enda materials, did any member of the ve questions about the application of laws, so, what was the issue and how was it	None that I am aware of.



### November 06, 2014

**Director of Construction Division of Facilities** 3420 West Tharpe Street, Suite 100 Tallahassee, Florida 32303

> RE: RFQ 335-2015 Construction Manager at Risk for New Construction, Remodeling and Renovations & Site Work at Gilchrist Elementary School

Dear Director of Construction,

Cook Brothers Inc. (CBI) was established in 1980 and has been in business and operating continuously, under the same Florida Corporation for the past 34 years. Lamont and Finley Cook, each an equal 50% owner of Cook Brothers Inc. direct the daily management of the company.

Lamont is in charge of operations, acting as Project Executive on all projects, while Finley heads up administration, as our Chief Financial Officer.

Our corporate offices and Project Team location is at 1255 Commerce Blvd., Midway, FL., which is only 6.6 miles from the Leon County School Board's Construction Division of Facilities office.

EXPERIENCE AND PAST PERFORMANCE – Every person on the CBI staff has experience in working on educational facility projects. We know how to manage cost savings procedures, such as SALES TAX SAVINGS.

PROJECT TEAM - Our proposed Project Team has together completed similar, successful projects as a cohesive unit.

**PROJECT APPROACH AND SCHEDUING METHODOLOGY** – Our Construction Management Project Team will oversee all aspects of the project from pre-construction through close-out and the entire warranty period.

We at Cook Brothers Inc. eagerly submit our qualifications to the Leon County School Board (LCSB) for consideration as Construction Manager at Risk for the New Construction, Remodeling and Renovations & Site Work at Gilchrist Elementary School project and eagerly look forward to the opportunity to also participate in the upcoming interview segment of this qualification procedure.

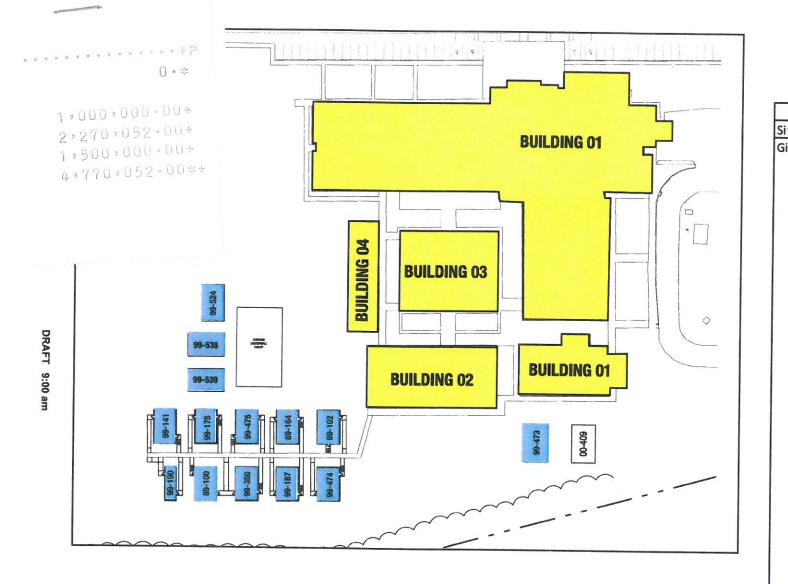
Sincerely, Cook Brothers Inc.

S. Lamont Cook, President



# Gilchrist

Description	Square Footage	5-Year Amount
Site Development		\$500,000
Site Improvement		\$1,000,000
New Construction - add (4) Primary	QSCB Funding	\$0
Classrooms, (2) Intermediate/Middle		
Classrooms, Science Demo, Science		
Lab, (4) Teacher Planning Offices, (8)		
Material Storage areas, (4) Male		
Restrooms, & (4) Female Restrooms		
New Construction - add (6) Primary	11,918	\$2,270,052
Classrooms, (2) Resource Rms, Art Rm,		\$2,270,032
& Music Rm		
Remodel Building 89 - Transfer	-2,358	\$212,220
relocatable to Dist. Office for other use		
Remodel Building 99 - Transfer	-10,186	\$916,740
relocatable to Dist. Office for other use		
Renovate Building 1	58,791	\$3,527,460
Renovate Building 2	13,110	\$786,600
Renovate Building 3	9,900	\$594,000
Renovate Building 4	5,408	\$324,480
Survey Total	86,583	\$10,131,552
Supplemental Needs		
Add Gymmette		\$2,000,000
Add Wing		\$3,000,000
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PRINCIPAL

LEGEND

Remodel

Renovate

Sign In Sheet

Interview Committee - December 3, 2014

8:30 - 12:00 pm

RFQ # 335-2015 Construction Manager at Risk Services for Gilchrist Elementary School

Name, Title 1. Joanos, Divisional Director of Energy, Nutrition Services , & Purchasing Manny 2. June Kail, Director of Purchasing 3. Dexter Martin, Director of Small Business Development 4. Buddy Tricquet, Safety & Security and Emergency Management 5. Ronnie Youngblood, Divisional Director of Maintenance, Transportation, & Warehouse 6. MZ Sandra Davis, Contract Administrator (non-voting)

	Construction Manager at Risk for gilchrsit Elementary School RFQ 335-2015	T	c	c	
	Interview Committee Ranking December 3, 2014	Ajax Building Corp	Albritton Williams, Inc.	cook Brothers Inc.	4 LLT Bldg. Corp.
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	Total	+-	21	0	
	Lowest number is the highest ranking firm	3	7		R

U:JFY 14-15 Solicitations/RFQ 335-2015 Gilchrist ES CM@R\335-2015 Screening 1, Ranking 2, Interview Criteria3, Ranking4

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Interview - Criteria December 3, 2014         Pts.         Ajax Building Corp.         Albrition.         Brothers. Brothers         LLT Bldg. Inc.           1         Ability of Professional Personnel         30 </th <th>21.2-73.14</th> <th>Construction Manager at Risk for Gilchrist Elementary School RFQ 335-2015</th> <th>5</th> <th>-</th> <th>2</th> <th>m</th> <th>4</th>	21.2-73.14	Construction Manager at Risk for Gilchrist Elementary School RFQ 335-2015	5	-	2	m	4
Ability of Professional Personnel       30       30       30       30       30         Certified Minority/Small Business       5       5       5       5       5       5         Participation       5       5       5       5       5       5       5         Past Performance in Implementing Cost       25       2.2       2.1       2.4       24         Control/ Value Engineering       15       1/4       1/3       1/5       1/5         Willingness to Meet Time & Budget       15       1/4       1/3       1/5       1/5         Willingness to Meet Time & Budget       15       1/4       1/3       1/5       1/5         Unumultion of the Engineering       5       4       4       4       5         Volume of Work Previously Awarded by       5       1/3       1/3       1/5       1/5       1/5         Volume of Work Previously Awarded by       5       1/3       1/3       1/5       1/5       1/5       1/5         Unume of Work Previously Awarded by       5       1/3       1/3       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5		Interview - Criteria December 3, 2014	Pts.	Ajax Building Corp	Albritton Williams, Inc.	Cook Brothers Inc.	LLT Bldg. Corp.
Certified Minority/Small Business       5       S       S       S       S         Participation       Past Performance in Implementing Cost       25       S       S       S       S         Past Performance in Implementing Cost       25       S       S       S       S       S         Control/ Value Engineering       25       22       21       24       Y         Willingness to Meet Time & Budget       15       1/4       1/3       1/5       1/5         Willingness to Meet Time & Budget       5       Y       Y       Y       Y       Y         Requirements       15       1/4       1/3       1/3       1/5       1/5       1/5         Location -Office location to site       5       Y       Y       Y       Y       Y         Volume of Work Previously Awarded by       5       1/3       1/3       1/5       1/5       1/5       1/5         Volume of Work Previously Awarded by       5       Y       Y       Y       S       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5       1/5 <th>-</th> <th>Ability of Professional Personnel</th> <th>30</th> <th>0</th> <th>( M</th> <th>0</th> <th>(</th>	-	Ability of Professional Personnel	30	0	( M	0	(
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	Construction Manager at Risk for Gilchrist Elementary School RFQ 335-2015	5	-	7	ę	4
	Interview - Criteria December 3, 2014	Pts.	Ajax Building Corp	Albritton Williams, Inc.	Cook Brothers Inc.	LLT Bldg. Corp.
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2	Certified Minority/Small Business Participation	2L	ţ	1	t	2 7
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Interview - Criteria December 3, 2014         Pts.         Ajax Building Corp         Albritton.         Cook Inc.         Locotherse           1         Ability of Professional Personnel         30         38         26         25         25           2         Certified Minority/Small Business         5         4         4         4           3         Certified Minority/Small Business         5         4         4         4           3         Past Performance in Implementing Cost         25         22         27         21           4         Willingness to Meet Time & Budget         15         15         15         15           5         Location - Office location to site         5         4         4         4           7         Volume of Work Previously Awarded by         5         4         4         4           7         Location of Engineering         5         4         4         4           7         Location of Work Previously Awarded by         5         4         4         4           7         Location of Work Previously Awarded by         5         4         4         4           7         Location of Work Previously Awarded by         5         4         4 <th>A BERTHAN</th> <th>Construction Manager at Risk for Gilchrist Elementary School RFQ 335-2015</th> <th>z</th> <th>-</th> <th>N</th> <th>ę</th> <th>4</th>	A BERTHAN	Construction Manager at Risk for Gilchrist Elementary School RFQ 335-2015	z	-	N	ę	4
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Ability of Professional Personnel       30       28 </th <th></th> <th>Interview - Criteria December 3, 2014</th> <th>Pts.</th> <th>Ajax Building Corp</th> <th>Albritton Williams, Inc.</th> <th>Cook Brothers Inc.</th> <th>LLT Bidg. Corp.</th>		Interview - Criteria December 3, 2014	Pts.	Ajax Building Corp	Albritton Williams, Inc.	Cook Brothers Inc.	LLT Bidg. Corp.
Certified Minority/Small Business       5       3       3       4       6         Participation       Past Performance in Implementing Cost       25       2       1	_	Ability of Professional Personnel	30	28	2.8	20	2
Past Performance in Implementing Cost       25       22       23       23         Control/ Value Engineering       25       22       23       23         Willingness to Meet Time & Budget       15       15       15       15       15       15         Requirements       5       5       5       5       5       5       15       1         Location -Office location to site       5       5       5       5       5       5       1 </td <td>~</td> <td>Certified Minority/Small Business Participation</td> <td>5</td> <td>m</td> <td>) (*</td> <td>5</td> <td>5</td>	~	Certified Minority/Small Business Participation	5	m	) (*	5	5
Willingness to Meet Time & Budget       15       15       15       15       15       15       15       15       15       15       15       15       15       1       15       1       15       1       15       1       15       1       15       1       15       1       15       1	-	Past Performance in Implementing Cost Control/ Value Engineering	25	22	22	- 2.2	500
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