



Agenda Item 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)
Type	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:	Building 1		\$1,500,000.00
Site Improvements:			\$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 \(15 KB\)](#)

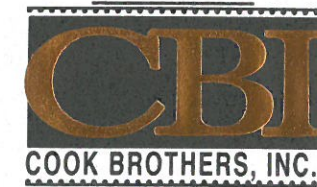
[2012 CIRT Report Gilchrist.pdf \(455 KB\)](#)

[RFO 335-2015 Cook Brothers Inc Narratvie.pdf \(495 KB\)](#)

[RFO 335-2015 Interview Ranking Score Sheet.pdf \(1,647 KB\)](#)

[Five \(5\) Year Education Plant Survey.pdf \(1,590 KB\)](#)

Project:	Gilchrist Elementary School	
Detailed project description:	Intent to Negotiate: New Construction Add six (6) Primary Classrooms, two (2) Resource Rooms, one (1) Art Room and one (1) Music Room, Remodeling and Renovations Building 1 and Site Improvements.	
Contractor:	Cook Brothers, Inc.	
Contract/Amount:	\$4,770,052.00 (estimated)	
LCSB Coordinator:	Alison Garber	
Anticipated completion date:	TBD	
Architect:	Emo/Architects, Inc.	
Additional Questions		
1.	Previous 3 years work by Contractor at this site:	None
2.	Amount of previous 3 years work by Contractor for LCS	\$819,646.72
3.	Was all or a portion of this project once a part of another project being considered for recommendation to the School Board? If so, please explain.	No
4.	Would it be more cost effective and efficient to include all or a part of this project in another project in the future?	No
5.	Has this project been reduced in size or scope or been split from another project to be under the threshold for competitive selection?	No
6.	Were there any material modifications to the standard contract? If so explain.	No
7.	During the development of this project, or during the preparation of project documents and agenda materials, did any member of the construction department have questions about the application of laws, rules or board policy? If so, what was the issue and how was it resolved?	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 SCHEDULING METHODOLOGY – Our *Construction Management Project Team* will oversee all aspects of the project from pre-construction through close-out and the entire warranty period.

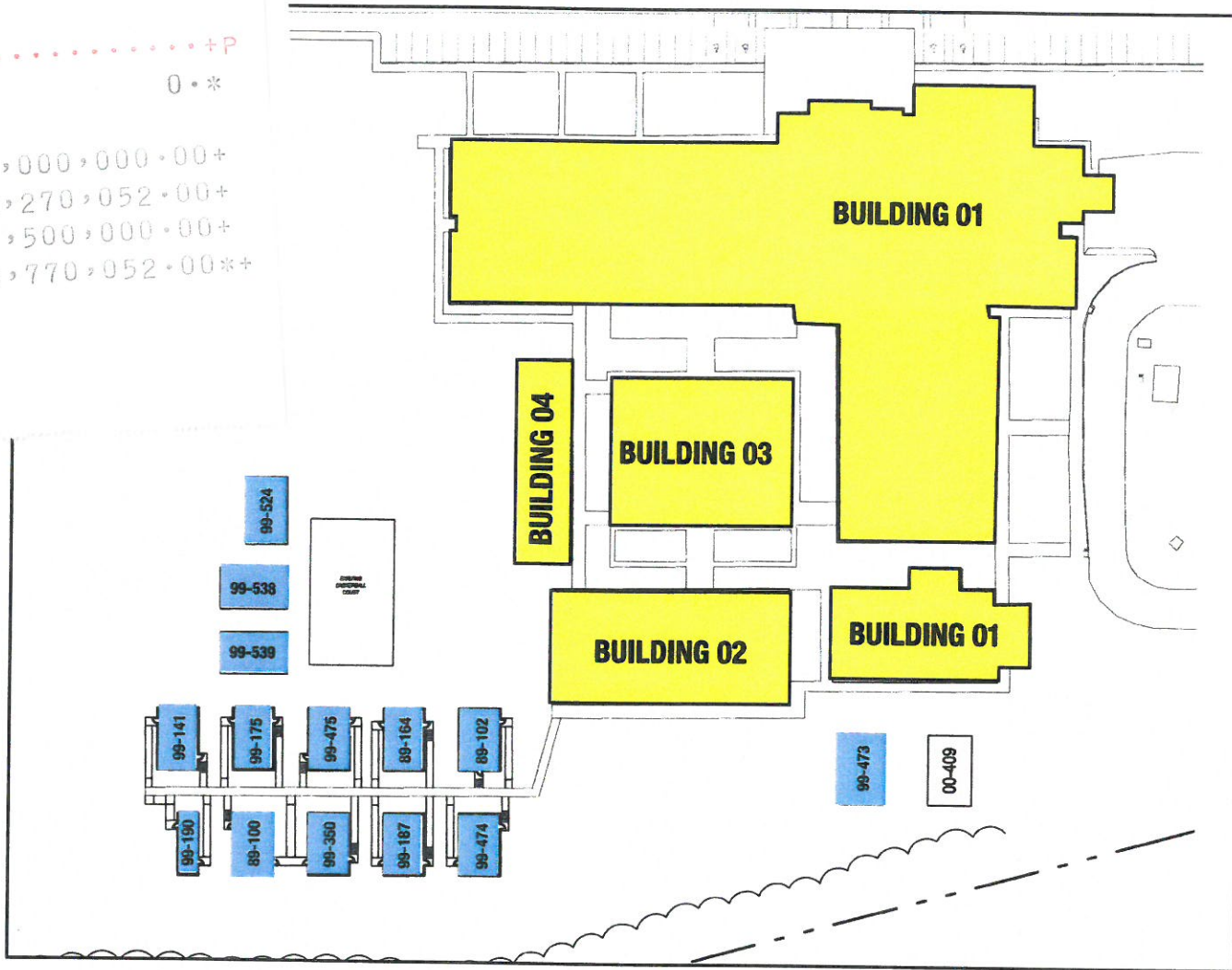
We at Cook Brothers Inc. eagerly submit our qualifications to the Leon County School Board (LCSB) for consideration as Construction Manager at Risk for the New Construction, Remodeling and Renovations & Site Work at Gilchrist Elementary School project and eagerly look forward to the opportunity to also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

Sincerely,
Cook Brothers Inc.

S. Lamont Cook,
President

Gilchrist

0.*
 1,000,000.00+
 2,270,052.00+
 1,500,000.00+
 4,770,052.00*+

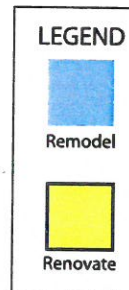


DRAFT 9:00 am

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PRINCIPAL _____

DATE _____



Survey 4.1 - DOE Approved				
Site	Description	Square Footage	5-Year Amount	
Gilchrist	Site Development		\$500,000	
	Site Improvement		\$1,000,000	
	New Construction - add (4) Primary Classrooms, (2) Intermediate/Middle Classrooms, Science Demo, Science Lab, (4) Teacher Planning Offices, (8) Material Storage areas, (4) Male Restrooms, & (4) Female Restrooms	QSCB Funding		\$0
	New Construction - add (6) Primary Classrooms, (2) Resource Rms, Art Rm, & Music Rm	11,918	\$2,270,052	
	Remodel Building 89 - Transfer relocatable to Dist. Office for other use	-2,358	\$212,220	
	Remodel Building 99 - Transfer relocatable to Dist. Office for other use	-10,186	\$916,740	
	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		

\$ 1,5 million

Sign In Sheet

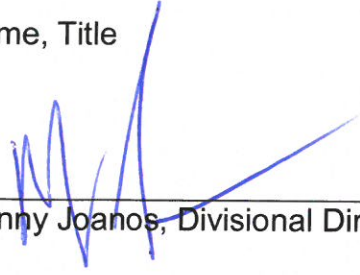
Interview Committee – December 3, 2014

8:30 – 12:00 pm

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

Name, Title


1.


Manny Joanos, Divisional Director of Energy, Nutrition Services , & Purchasing

2.


June Kail, Director of Purchasing

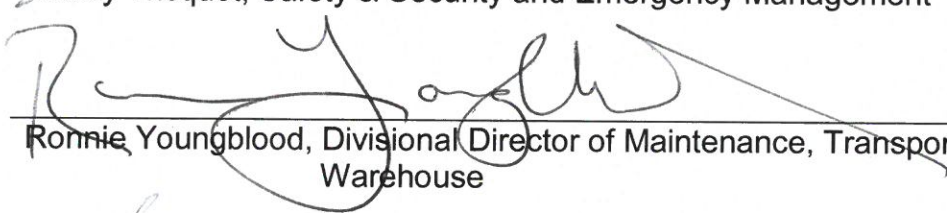
3.


Dexter Martin, Director of Small Business Development

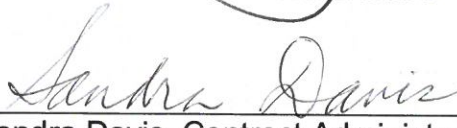
4.


Buddy Tricquet, Safety & Security and Emergency Management

5.


Ronnie Youngblood, Divisional Director of Maintenance, Transportation, & Warehouse

6.


Sandra Davis, Contract Administrator (non-voting)

**Construction Manager at Risk for
gilchrist Elementary School
RFQ 335-2015**

	Interview Committee Ranking 3, 2014	December	1	2	3	4
			Ajax Building Corp	Albritton Williams, Inc.	Cook Brothers Inc.	LLT Bldg. Corp.
1	A		3	4	2	1
2	B		4	3	1	2
3	C		2	4	1	3
4	D		2	3	4	1
5	E		3	2	1	4
	Total		14	16	9	11
			3	4	1	2

**Lowest number is the highest
ranking firm**

A

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

1

2

3

4

**Interview - Criteria
December 3, 2014**

	Pts.	Ajax Building Corp	Albritton Williams, Inc.	Cook Brothers Inc.	LLT Bldg. Corp.
1 Ability of Professional Personnel	30	30	30	30	30
2 Certified Minority/Small Business Participation	5	5	5	5	5
3 Past Performance in Implementing Cost Control/ Value Engineering	25	22	21	24	24
4 Willingness to Meet Time & Budget Requirements	15	14	13	15	15
5 Location -Office location to site	5	4	4	4	5
6 Recent, Current and Projected Workloads of Firm	15	13	13	15	15
7 Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	5	4	4	5	5
Total Points	100	92	90	98	99
Highest points is the highest ranking firm		3	4	2	1

B

Construction Manager at Risk for Gilchrist Elementary School RFQ 335-2015		1		2		3		4	
		Ajax Building Corp.	Albritton Williams, Inc.	Cook Brothers Inc.	LLT Bldg. Corp.	Pts.			
1	Ability of Professional Personnel	28	28	29	29	30			
2	Certified Minority/Small Business Participation	4	4	4	4	5			
3	Past Performance in Implementing Cost Control/ Value Engineering	24	24	24	24	25			
4	Willingness to Meet Time & Budget Requirements	15	15	15	15	15			
5	Location -Office location to site	3	4	5	5	5			
6	Recent, Current and Projected Workloads of Firm	13	13	15	14	15			
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	2	2	5	4	5			
	Total Points	89	90	97	95	100			
	Highest points is the highest ranking firm	4	3	1	2				

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

		1	2	3	4
	Pts.	Ajax Building Corp	Albritton Williams, Inc.	Cook Brothers Inc.	LLT Bldg. Corp.
1	Ability of Professional Personnel	28	27	28	28
2	Certified Minority/Small Business Participation	5	4	5	4
3	Past Performance in Implementing Cost Control/ Value Engineering	23	23	23	23
4	Willingness to Meet Time & Budget Requirements	15	15	15	15
5	Location -Office location to site	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	12	11	14	12
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	4	4	4	4
	Total Points	92	89	94	91
	Highest points is the highest ranking firm	2	4	1	3

D

Construction Manager at Risk for Gilchrist Elementary School RFQ 335-2015		Interview - Criteria December 3, 2014			
		1	2	3	4
	Pts.	Ajax Building Corp.	Albritton Williams, Inc.	Cook Brothers Inc.	LLT Bldg. Corp.
1	Ability of Professional Personnel	28	26	25	28
2	Certified Minority/Small Business Participation	4	4	4	4
3	Past Performance in Implementing Cost Control/ Value Engineering	22	22	21	23
4	Willingness to Meet Time & Budget Requirements	15	15	15	15
5	Location -Office location to site	4	5	4	5
6	Recent, Current and Projected Workloads of Firm	13	13	15	15
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	4	4	4	4
	Total Points	90	89	88	94
	Highest points is the highest ranking firm	2	3	4	1

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Construction Manager at Risk for Gilchrist Elementary School RFQ 335-2015		1				2				3				4			
		Pts.		Ajax Building Corp		Albritton Williams, Inc.		Cook Brothers Inc.		LLT Bldg. Corp.							
1	Ability of Professional Personnel	30	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28
2	Certified Minority/Small Business Participation	5	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
3	Past Performance in Implementing Cost Control/ Value Engineering	25	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
4	Willingness to Meet Time & Budget Requirements	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
5	Location -Office location to site	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
6	Recent, Current and Projected Workloads of Firm	15	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
7	Volume of Work Previously Awarded by LCSB (Equitable distribution of contracts) F.S. 287.055(4)(b)	5	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Points		100	86	88	88	88	88	88	88	88	88	88	88	88	88	88	88
Highest points is the highest ranking firm			3	2	2	2	2	2	2	2	2	2	2	2	2	2	2