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SUBJECT: CONSTRUCTION MANAGEMENT AT RISK (CMAR) SERVICES – PRECONSTRUCTION AND CONSTRUCTION SERVICES – MEDICAL EXAMINER'S OFFICE (REBID)

BID #: CDB-0177-22 **OPEN DATE: 10/13/2022**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – CMAR – FROM DATE OF CONTRACT EXECUTION THROUGH PROJECT COMPLETION

AGENCY: PUBLIC WORKS

BASIS OF AWARD: EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 6 NUMBER RECEIVED: 5 OTHER: 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

The Department of Public Works has completed negotiations with Perry McCall Construction, for the Construction Management at Risk (CMAR) Services Preconstruction and Construction Services for the Medical Examiners Office.

Recommend approval of award to Perry McCall Construction to the preconstruction services as indicated on the Scope & Fee Summary, Exhibit A, in the amount $73,471.65.

Funding Source: 32111.153103.565051.006237.00000000.00000.0000000 – to be executed by formal amendment contract through Office of General Counsel.

Attachments: Recommendation Memo, Exhibit A, and Previous Awards

ANALYST JACLYN STAMOS

RESPECTFULLY SUBMITTED DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Robin G. Smith P.E. Chief, Engineering and Construction Management

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(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)

ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING_____ MEMBERS DISAPPROVING_____ DATE:_____

_____ _____ OTHER_____

_____ _____

_____ _____

_____ _____

_____ _____

ACTION OF AWARDING AUTHORITY DATE _____

APPROVED_____ DISAPPROVED: _____

OTHER: _____

SIGNATURE OF AUTHENTICATION _____

City of Jacksonville, Florida

Lenny Curry, Mayor

Department of Public Works
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, FL 32202
(904) 255-8762
www.coj.net

ONE CITY ONE JACKSONVILLE

January 24, 2023

TO: Dustin L. Freeman
Chief of Procurement

THRU: Steven D. Long, Jr. P. E.,
Director

FROM: Robin Smith, P. E.,
Chief, Engineering and Construction Management

SUBJECT: CDB- 0177-22: RFQ for Construction Management at Risk (CMAR) Services

CDB-0177-22 was awarded to Perry McCall Construction, Inc. for the Construction Management at Risk (CMAR) Services. Based on the Design Criteria Package developed by City engineers, the Engineering and Construction Management Division has completed negotiations, that have resulted in the GMP amount of $73,471.65 for preconstruction services as indicated on the attached Scope & Fee Summary, Exhibit A. Perry McCall Construction, Inc. is committed to meeting the 25% JSEB participation goals established for this contract.

Accordingly, this is to recommend award for Construction Management at Risk (CMAR) Services proposed Medical Examiner's Office to Perry McCall Construction, Inc. for the GMP amount of $73,471.65 with an expiration of project completion.

To be encumbered as follows:

Accounts	TOTAL
32111.153103.565051.006237.00000000.00000.0000000	
006237	
PWCP Public Blvds Capt Proj-Otr Gen Gov Svcs	
565051	
1	
32111-384020	
	$73,471.65

SDL/lw

cc: Tim Crutchfield, Medical Examiner Operations Manager
Maria C. Williams. P.E., Project Manager
Lori West, Engineering and Construction Management

EXHIBIT A

Perry-McCall CONSTRUCTION, INC.

JACKSONVILLE | DAYTONA BEACH
CONSTRUCTION MANAGEMENT
GENERAL CONTRACTING
DESIGN / BUILD

January 23, 2023

Ms. Maria Williams
City of Jacksonville
Department of Public Works

Subject: CDB-0177-22 Medical Examiner's Office Preconstruction Description of Services

Maria,

We are pleased to submit our lump sum preconstruction services proposal for the City of Jacksonville Medical Examiners Office project, to include the below identified services per your email dated January 6, 2023.

DESCRIPTION OF PRE-CONSTRUCTION SERVICES: The following is a preliminary list of tasks to be incorporated into the Contract for the pre-construction services including the following.

a. Provide input regarding information on material availability, recommendations on equipment and/or packaging to advance construction, and independent quantity calculations to verify quantities specified by the Designer.
b. Provide list of additional details that would be needed to complete the project in the allotted time or to accelerate aspects of the work.
c. Develop independent detailed construction cost estimates, critical path method schedules and cash flow forecasts for the final design.
d. Provide a project manual describing at a minimum, the work plan, job responsibilities and written procedures for reports, meetings, inspections, changes to the project, and Owner Sales Tax Savings Program. Owner is a not- for-profit and intends to exercise its tax-exempt status for material and equipment purchases over five thousand dollars ($5,000). All efforts must be made to maximize sales tax savings.
e. Submit for approval (by the Architect and the City's Representatives) applicable cost, sustainability, energy and time savings programs
f. Advise the City regarding ways to gain efficiency in the project delivery.
g. Be available to answer questions and assist with analyzing each option or idea that the team develops. Work with the 90% and 100% design documents to provide review input, budgets, schedules and the GMP.
    1) Review input - Perform a detailed review of the design documents. Tasks will include review of constructability, identify value engineering opportunities, alternative to site layout and processes.
    2) Budget development - Based on the design documents, prepare a detailed budget of the anticipated construction cost.
    3) Quality Control - Perform a thorough review of the documents to eliminate conflicts.
    4) Long lead items - At 90% design, analyze the scope for any potential long lead items that could impact the schedule. Solicit pricing from the vendors, negotiate scope and terms/conditions, and prepare purchase order terms, review submittals and track deliveries.

h. Deliverables: The CMAR shall provide the following:
   1) Written review comments for the 90% documents
   2) Cost estimate based on the 90% documents.
   3) Construction Schedules based on the 90% and 100%.
   4) Guaranteed Maximum Price (GMP) for construction.
i. Provide a construction emergency response plan and site safety plan.
j. Provide value analysis recommendations to maximize the Owner return on capital outlay and operations resources. Recommendations shall be realistic and within the overall intent of the project.
k. Review all design documents for constructability and, supplementing the design team primary responsibility, review for compliance with applicable laws, rules, codes, design standards, and ordinances.
l. Secure and monitor the review and approval process of governing authorities (including all required permits).
m. Value analysis shall be conducted and concluded at the time of the Guaranteed Maximum Price (GMP).
n. The Owner's expectation is to agree to a Guaranteed Maximum Price at the completion of the ninety (90) percent Design Document Review Phase. The intent is to be able to release early bid packages, such as site and foundations, and reduce the overall project schedule.
o. Anticipated preconstruction services durations:
   1) 90% Documents GMP: ~6 weeks
   2) 100% Documents Revision: ~5 weeks

We propose to provide this scope for the lump sum amount of.....,.....$73,471.65

Sincerely,

Heath McCall

Attachments:
- Form 2 – Fee Proposal Form
- Exhibit B – Contract Fee Summary
- Price Sheet
- EBO Form 1 – Schedule of Subconsultant Participation

FORM 2 - FEE PROPOSAL FORM
NEW MEDICAL EXAMINER'S OFFICE

Item	Fee
Total Preconstruction Services	$ 73,471.65
Construction Manager Fee	5.0 %
General Conditions	6.0 %
CM Contingency %	3.0 %

SUBMITTED BY:

NAME	Heath McCall
COMPANY	Perry-McCall Construction, Inc.
DATE	1/18/2023
SIGNATURE	

EXHIBIT A

Exhibit B

CONTRACT FEE SUMMARY FORMAT FOR ENGINEERING DIVISION
CITY OF JACKSONVILLE, FLORIDA

PART I - GENERAL

1. Project Medical Examiners Office Original Contract	**2. Proposal No. / Contract No.** CDB-0177-22 / TBD
3. Name of Consultant orSubconsultant: Perry-McCall	**4. Date of Proposal** January 23, 2023

PART II - LABOR RELATED COSTS

5. Direct Labor (Lump Sum)	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Sr. Project Manager	$ 105.00	20	$ 2,100.00	
Project Manager	$ 92.00	140	$ 12,880.00	
Sr. Estimator	$ 90.00	140	$ 12,600.00	
Estimator	$ 85.00	140	$ 11,900.00	
Superintendent	$ 92.00	8	$ 736.00	
Field Inspector			$ 0.00	
Clerical			$ 0.00	
TOTAL DIRECT LABOR	$ 89.77	448		$ 40,216.00
6. Overhead (Combined Fringe Benefit & Administrative)				
Overhead Rate		48 % x Total Direct Labor		$ 19,303.68
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				**$ 59,519.68**
8. PROFIT: Labor Related Costs (Item 7)		x	**10%**	$ 5,951.97

PART III - OTHER COSTS

9. Miscellaneous Direct Costs (Lump Sum)		
Printing	$ 0.00	
Transportation & Shipping	$ 0.00	
MISCELLANEOUS DIRECT COSTS SUB-TOTAL		$ -
10. SUBCONSULTANTS (Lump Sum)		
MDL	$ 8000	
	$	
SUB-CONTRACT SUB-TOTAL (Reimb/NTE)		$ 8,000.00
11. SUBCONTRACTS (Reimbursable/Not to Exceed)		
	$	
	$	
	$	
	$	
	$	
	$	
	$	
SUB-TOTAL REIMBURSABLES		$ -

PART IV - SUMMARY

TOTAL AMOUNT OF CONTRACT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10, and 11)	**$ 73,471.65**
12. TOTAL PRIOR CONTRACT AMOUNT	N.A.
TOTAL AMENDED CONTRACT AMOUNT	N.A.

EXHIBIT A

Price Sheet
DO NOT SUBMIT WITH YOUR PROPOSAL

NAME OF CONSULTANT Perry-McCall Construction, Inc.

Proposal Number CDB-0177-22

SCHEDULE OF PROPOSED PRICES/RATES

1. Flat Fee (payable upon completion of project or upon completion of listed deliverables):

$ 73,471.65

2. If charges are based on hours worked, the hourly direct labor rates (without Fringe Benefits) are:

Sr. Project Manager	$ 105.00 hr.
Project Manager	$ 92.00 hr.
Sr. Estimator	$ 90.00 hr.
Estimator	$ 85.00 hr.
Superintendent	$ 92.00 hr.

3. Other Direct Project Costs per Unit (please specify)

4. Estimated percentage of total fee to be performed by sub-contractors 10.9 %

5. Please provide any other relevant rates that may apply to this project including average direct hourly labor rates for other categories of proposed personnel

EXHIBIT A

EBO FORM 1
SCHEDULE OF SUBCONTRACTOR/SUBCONSULTANT PARTICIPATION

Name of Proposer: Perry-McCall Construction, Inc.

Project Title: Medical Examiner's Office

Proposal Number: CDB-0177-22 Total Base Proposal Amount (if applicable): 73,471.65

***Please list all JSEBs first**

Full Company Name	JSEB Category (African-American, Women, Asian, Native American, Non-MBE or Hispanic)	Type of Work to be Performed	Total Contract Value or Percentage
N/A			

Attach additional list of subcontractors/sub-consultants as needed

CONSULTANT/SUBCONTRACTOR/SUPPLIER TOTAL VALUES	
African-American Participation Total	
Hispanic-American Participation Total	
Native-American Participation Total	
Asian-American Participation Total	
Woman Participation Total	
Non-MBE Participation Total	$ 0.00

The undersigned will enter into a formal Agreement with the JSEB Suppliers/Consultants/Subcontractors identified herein for work listed in this schedule conditioned upon execution of a contract with the City of Jacksonville. Under penalties of perjury I declare that I have read the foregoing conditions and instructions and the facts are true to the best of my knowledge and beliefs.

Signature of Proposer: [signature] Title: President Date: 1/18/2023

Print Name: Heath McCall

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SUBJECT: CONSTRUCTION MANAGEMENT AT RISK (CMAR) SERVICES – PRECONSTRUCTION AND CONSTRUCTION SERVICES – MEDICAL EXAMINER'S OFFICE – (REBID)

BID #: CDB-0177-22 **OPEN DATE: 10/13/22**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – CMAR

AGENCY: PUBLIC WORKS

BASIS OF AWARD: EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 6 **NUMBER RECEIVED:** 5 **OTHER:** 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Oral interviews were conducted on 12/8/22 with the three (3) highest ranked firm. Recommend approval to enter negotiations with the highest ranked firm, Perry-McCall Construction, Inc. for CMAR services for the proposed new Medical Examiner's Office.

3. Ajax Building Company, LLC – 98.50
2. The Haskell Company – 114.50
1. Perry McCall Construction, Inc. - 124

Attachments: Recommendation Memo, Tabulation and Scoring Matrix and Specifications

ANALYST _____ ANNETTE BURNEY

RESPECTFULLY SUBMITTED _____ DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Robin G. Smith P.E. Chief, Engineering and Construction Management

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(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 12/15/2022

OTHER _____

ACTION OF AWARDING AUTHORITY DATE 12/15/2022

APPROVED ✓ DISAPPROVED: _____

OTHER: _____

SIGNATURE OF AUTHENTICATION _____

Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No: 2019-02

SUBJECT: CONSTRUCTION MANAGEMENT AT RISK (CMAR) SERVICES – PRECONSTRUCTION AND CONSTRUCTION SERVICES – MEDICAL EXAMINER'S OFFICE (REBID)

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KIND AND BASIS OF CONTRACT: CONSTRUCTION – CMAR – FROM DATE OF CONTRACT EXECUTION THROUGH PROJECT COMPLETION

AGENCY: PUBLIC WORKS

BASIS OF AWARD: EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 6 **NUMBER RECEIVED:** 5 **OTHER:** 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Public Works received five (5) responses for the subject RFQ. Based on the review of the responses and average scores, recommend approval to conduct interviews with the top three (3) CMAR firms listed below:

3. Ajax Building Company, LLC - 81
2. The Haskell Company - 92
1. Perry McCall Construction, Inc. - 94

Attachments: Recommendation Memo, Tabulation and Scoring Matrix and Specifications

ANALYST _____ ANNETTE BURNEY

RESPECTFULLY SUBMITTED _____ DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Robin G. Smith P.E. Chief, Engineering and Construction Management

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(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 12/1/2022

OTHER _____

ACTION OF AWARDING AUTHORITY DATE 12/1/2022

APPROVED ✓ DISAPPROVED: _____

OTHER: _____

SIGNATURE OF AUTHENTICATION _____

Brian Hughes
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No: 2019-02