

**Memorandum
Public Works Department**



To: City Manager
Subject: Police Facility Construction Manager Selection
Date: September 25, 2013
Number: 2013-192

Attached is a proposal with Gilbane Building/Valley Construction for professional construction management services for construction of the new Police Station. The Engineering Division solicited qualifications from construction management firms and Gilbane/Valley was selected and approved by the City Council at their September 9, 2013 meeting.

Gilbane/Valley proposes to provide their construction management services at an estimated total cost of \$1,689,100.00.

Recommendation

The Public Works Department recommends that the City Council approve the attached proposal for construction management services from Gilbane Building/Valley Construction in the amount of \$1,689,100.00 and authorize the City Manager to execute the contract documents.

Vendor: Gilbane Building
Contract Amount: \$1,689,100.00

Fund:	301	General Fund
Department:	411	Police Administration
Cost Center:	041	Administration
Object Code:	56504	Consultant Services
Project:	2724	Police Facility Construction
Grant:	000	

Requisition Number: R004218

Submitted by: Randall D. Tweet, Public Works Director
Michael J. Kane, P.E., City Engineer

Approved by: Thomas Thomas, City Manager



September 23, 2013

Mr. Michael J. Kane, PE
City Engineer
City of Rock Island
1309 Mill Street
Rock Island, Illinois 61201

RE: City of Rock Island Police Station

Dear Mr. Kane and Selection Committee Members:

Thank you for the opportunity for Gilbane Building Company/Valley Construction Company to present our fee proposal for the new Police Station project. Per our discussion, we have adjusted our fee proposal which is reflected in this letter. It is straightforward in nature and succinctly outlines our team's fee for all phases of pre-construction, construction, and project close-out. We look forward to getting started with a Project Kickoff Meeting in the coming days:

EXHIBIT "A"

Fee proposal based on following project parameters:

Project Component: New City of Rock Island Police Station

Approximate Construction Cost: \$15M

Project Schedule:

Preconstruction: 09/23/13 – 05/06/14

Construction: 05/06/14 – 012/01/15

Staffing Information (Includes all the staff involved with the project)

Pre-Construction Phase:

Principal In Charge (P.I.C)

Project Executive

Project Manager

Project Engineer

Superintendent

Purchasing

Estimating

(list continues onto next page)

Accounting
Community Outreach
Scheduler

Full Time On-Site Staff: (Construction Phase):

Project Manager 05/01/14 – 12/01/15
Project Engineer 05/01/14 – 12/01/15
Superintendent: 05/01/14 – 10/01/15

Office Staff:

P.I.C
Project Executive
Estimators
Purchasing
Safety Director
Accounting
Scheduler
Community Outreach
Quality Manager



Fee Proposal:

Preconstruction Phase:	\$223,000
Construction Phase:	
Staff Cost:	\$740,200
General Liability Insurance:	\$129,750
(CM holds the contracts)	
Fee: (3.0%)	\$450,000
Total:	\$1,542,950

Reimbursables (estimated): \$146,150
(will be billed at cost without markups)

On behalf of Gilbane and Valley, we thank you very much for the opportunity to be a part of this important project. Please contact me at 773-547-3037 with any questions.

Sincerely,

Douglas Lim
Vice President/Principal In Charge
Gilbane Building Company

cc: Derek Ward
Tom Leonard
Lynn Gibson
Jim Hass
Bill Hass
Greg Hass