



January 25, 2022

Chairman David Thompson  
Walton County Board of Commissioners  
303 South Hammond Drive, Suite 330  
Monroe, GA 30655

Reference: Walton County Public Safety  
Construction Management at Risk Selection Recommendation

Dear Mr. Thompson:

The selection process for a Construction- Manager at Risk on the Walton County Public Safety Complex has been concluded. The recommended award is to McCarthy + Barnsley, a joint venture proposer.

The selection process utilized was a competitive, publicly advertised qualifications-based process. The selection was made by a Selection & Evaluation Group consisting of elected officials and employees of the Walton County Board of Commissioners, Walton County government, and the Walton County Sheriff's Office.

Three proposals were received following the public advertisement. Through review of the qualifications, proposed project team, and experience of each of the proposers, as well as reference checks from the proposers' clients and business partners, McCarthy + Barnsley was determined by the Selection & Evaluation Group to be the most qualified proposer to provide Construction Management At-Risk services on the Public Safety Complex project.

Comprehensive Program Services, Inc. (CPS) oversaw the selection process and negotiated with the apparent proposer on behalf of the Walton County Board of Commissioners. **CPS recommends award be made to McCarthy + Barnsley and the attached negotiated proposal be accepted, pending contract review by the Walton County Attorney.**

Sincerely,

A handwritten signature in blue ink, appearing to read "Megan", with a long, sweeping flourish extending to the right.

Megan Kocikowski  
Vice President

Enclosure: EXHIBIT F - CM At-Risk's General Conditions and Fee Proposal Dated January 11, 2022

## EXHIBIT F

### CM AT-RISK'S GENERAL CONDITIONS AND FEE PROPOSAL

<b>CM AT-RISK'S PRE-CONSTRUCTION SUM</b>		
	LABOR	\$ 481,640.00
	OVERHEAD COSTS AND EXPENSES	\$ 15,000.00
	FEE (IF Any)	\$ -
	<b>PRE-CONSTRUCTION SUM</b>	<b>\$ 496,640.00</b>
<b>CM AT-RISK'S CONSTRUCTION PHASE GENERAL CONDITIONS COSTS</b>		
	LABOR	\$ 4,891,445.12
	OVERHEAD COSTS AND EXPENSES	\$ 2,260,339.00
	<b>TOTAL</b>	<b>\$ 7,151,784.12</b>
<b>CM AT-RISK'S FEE</b>		
	<b>CONSTRUCTION PHASE FEE PERCENTAGE</b>	<b>3.85%</b>
	<b>CONSTRUCTION PHASE FEE AMOUNT</b>	<b>\$ 3,874,221.82</b>
<small>The Construction Phase Fee Amount is calculated by multiplying the Construction Phase Fee Percentage by the result obtained when the Preconstruction Sum is subtracted from the Construction Cost Limitation and the result is divided by the sum of 1 plus the Construction Phase Fee Percentage. <math>CPFee = CPFee\% \times [(CCL - PreCon\ Sum)/(1 + CPFee\%)]</math></small>		
<b>TOTALS</b>		
	CONSTRUCTION COST LIMITATION	\$ 105,000,000.00
	<b>TOTAL PRE-CONSTRUCTION PHASE SUM, CONSTRUCTION PHASE GENERAL CONDITIONS COSTS, AND CM/GC's FEE</b>	<b>\$ 11,522,645.94</b>
	<b>PERCENTAGE OF PROJECT</b>	<b>10.97%</b>

Proposers must attach a detailed itemization of the proposed General Conditions Costs in the format attached hereto.

Project Number:   
 Project Name: Walton County Public Safety Complex

Proposer (Company): McCarthy Barnsley  
 Name: Rob Schulten

Date: January 11, 2022

<b>PRE-CONSTRUCTION PHASE LABOR COSTS</b>						
	Job Title	Hourly Rate	Est. Hours	Total	Notes	
1	Preconstruction Director	\$165.00	1,040.00	\$ 171,600.00		
2	Preconstruction Senior Manager	\$131.00	1,040.00	\$ 136,240.00		
3	Estimator	\$75.00	1,040.00	\$ 78,000.00		
4	Estimator	\$75.00	1,040.00	\$ 78,000.00		
5	VDC Engineer	\$88.00	100.00	\$ 8,800.00		
6	Scheduling	\$90.00	100.00	\$ 9,000.00		
7				\$ -		
8				\$ -		
<b>PRE-CONSTRUCTION PHASE LABOR COSTS TOTAL</b>				<b>\$ 481,640.00</b>		
<b>PRE-CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES</b>						
	Description	Number of Units	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit	Total	Notes
1	Office Supplies	1.00	Lump Sum	\$ 2,500.00	\$ 2,500.00	
2	Postage & Shopping	1.00	Lump Sum	\$ 2,500.00	\$ 2,500.00	
3	Blue Prints/Copies	1.00	Lump Sum	\$ 4,000.00	\$ 4,000.00	
4	Phone Charges				\$ -	
5	Courier Service	1.00	Lump Sum	\$ 1,000.00	\$ 1,000.00	
6	Travel Expenses	1.00	Lump Sum	\$ 5,000.00	\$ 5,000.00	
7					\$ -	
8					\$ -	
9					\$ -	
10					\$ -	
11					\$ -	
<b>PRE-CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES TOTAL</b>				<b>\$ 15,000.00</b>		
<b>PRE-CONSTRUCTION PHASE GENERAL CONDITIONS TOTAL</b>						
				<b>\$ 496,640.00</b>		
<b>FEE, IF ANY (IN DOLLARS)</b>						
				<b>\$ -</b>		
<b>TOTAL PRE-CONSTRUCTION PHASE SUM</b>						
				<b>\$ 496,640.00</b>		

<b>CONSTRUCTION PHASE LABOR COSTS*</b>							
	Job Title	Hourly Rate**	Est. % on Project	Monthly Rate**	Duration (months)***	Total****	Notes
1	Project Executive	\$ 200.00	40%	\$ 34,640.00	27	\$ 374,112.00	
2	Senior Project Manager	\$ 140.00	60%	\$ 24,248.00	27	\$ 392,817.60	
3	Project Manager	\$ 127.00	100%	\$ 21,996.40	26	\$ 571,906.40	
4	Senior Superintendent	\$ 172.00	100%	\$ 29,790.40	26	\$ 774,550.40	
5	Superintendent - Structure	\$ 127.00	100%	\$ 21,996.40	16	\$ 351,942.40	
6	Superintendent - Detention	\$ 127.00	100%	\$ 21,996.40	16	\$ 351,942.40	
7	Assistant Superintendent	\$ 97.00	100%	\$ 16,800.40	20	\$ 336,008.00	
8	Senior Project Engineer	\$ 77.00	100%	\$ 13,336.40	20	\$ 266,728.00	
9	Project Engineer	\$ 73.00	100%	\$ 12,643.60	27	\$ 341,377.20	
10	Project Engineer	\$ 73.00	100%	\$ 12,643.60	22	\$ 278,159.20	
11	Project Accountant (Field Office Processor)	\$ 61.00	100%	\$ 10,565.20	22	\$ 232,434.40	
12	Safety Coordinator	\$ 95.00	100%	\$ 16,454.00	24	\$ 394,896.00	
13	VDC Engineer	\$ 88.00	60%	\$ 15,241.60	22	\$ 201,189.12	
14	Scheduling	\$ 90.00	25%	\$ 15,588.00	6	\$ 23,382.00	
15						\$ -	
16						\$ -	
17						\$ -	
18				\$ -		\$ -	
<b>CONSTRUCTION PHASE LABOR COSTS TOTAL</b>						<b>\$ 4,891,445.12</b>	

\* All CM At-Risk's employees performing Basic Services shall be listed in Labor Costs.

\*\* CM At-Risk shall attach a detailed itemization of the components of the labor burden

\*\*\*A Project Manager or Superintendent must be present to supervise completion of all Punchlist Items. Proposer should include Labor Costs for this supervision which is required after Substantial Completion.

\*\*\*\*Total calculates as Est. % on Project multiplied by Monthly Rate multiplied by Duration.

<b>CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES</b>						
	Description	Number of Units	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit	Total	Notes
1	Field Office Trailer	24.00	Months	\$ 3,000.00	\$ 72,000.00	Quad Wide Trailer
2	Field Office Set-Up	1.00	Lump Sum	\$ 25,000.00	\$ 25,000.00	Mob and Demob
3	Owner Trailer (if applicable)				\$ -	
4	Owner Trailer Set-Up (if applicable)				\$ -	
5	Temp Toilet/Holding Tank for Trailer(s)	24.00	Months	\$ 600.00	\$ 14,400.00	
6	Temp Power for Trailer(s)	24.00	Months	\$ 2,200.00	\$ 52,800.00	
7	Temp Power Installation for Trailer(s)	1.00	Lump Sum	\$ 6,000.00	\$ 6,000.00	
8	Temp Water for Trailer(s)	24.00	Months	\$ 450.00	\$ 10,800.00	
9	Temp Water Installation for Trailer(s)	1.00	Lump Sum	\$ 6,000.00	\$ 6,000.00	
10	Telephone for Trailer(s)				\$ -	
11	Telephone Installation for Trailer(s)				\$ -	
12	Internet for Trailer(s)	24.00	Months	\$ 1,000.00	\$ 24,000.00	
13	Internet Installation for Trailer(s)	1.00	Lump Sum	\$ 6,000.00	\$ 6,000.00	
14	Cleaning for Trailer(s)	24.00	Months	\$ 400.00	\$ 9,600.00	
15	Furniture for Trailer(s)	1.00	Lump Sum	\$ 5,000.00	\$ 5,000.00	
16	Machines & Equipment for Trailer(s)	24.00	Months	\$ 2,500.00	\$ 60,000.00	
17	Supplies for Trailer(s)	1.00	Lump Sum	\$ 5,000.00	\$ 5,000.00	
18	Water for Consumption for Trailer(s)	24.00	Months	\$ 300.00	\$ 7,200.00	
19	Postage & Shipping	24.00	Months	\$ 350.00	\$ 8,400.00	
20	Reproduction of Plans & Specs	1.00	Lump Sum	\$ 5,000.00	\$ 5,000.00	
21	Progress Photos	1.00	Lump Sum	\$ 75,000.00	\$ 75,000.00	Multivista or Similar
22	Owner Project Identification Signs	3.00	Lump Sum	\$ 2,500.00	\$ 7,500.00	
23	Mobile Phones				\$ -	included
24	Project Vehicles				\$ -	included
25	Fuel for Project Vehicles				\$ -	included
26	Travel/Lodging				\$ -	included
27	Computers				\$ -	included
28	Payment & Performance Bond	1.00	Lump Sum	\$ 585,953.00	\$ 585,953.00	
29	Builder's Risk Insurance	1.00	Lump Sum	\$ 119,686.00	\$ 119,686.00	
30	Liability Insurance	1.00	Lump Sum	#####	\$ 1,155,000.00	
31					\$ -	
32					\$ -	

<b>CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES (continued)</b>						
	Description	Number of Units	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit	Total	Notes
33					\$ -	
34					\$ -	
35					\$ -	
36					\$ -	
37					\$ -	
38					\$ -	
39					\$ -	
40					\$ -	
41					\$ -	
42					\$ -	
43					\$ -	
44					\$ -	
45					\$ -	
46					\$ -	
47					\$ -	
48					\$ -	
49					\$ -	
50					\$ -	
51					\$ -	
52					\$ -	
53					\$ -	
54					\$ -	
55					\$ -	
56					\$ -	
57					\$ -	
<b>CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES TOTAL</b>					<b>\$ 2,260,339.00</b>	
<b>CONSTRUCTION PHASE GENERAL CONDITIONS TOTAL</b>					<b>\$ 7,151,784.12</b>	