

Response to Request for Proposal

**Facilities Management Services
for the
Fayette County Judicial Center**

RFP: #7-2023

Due: February 27, 2023 @ 2:00 pm

Attn:

**Director, Division of Central Purchasing
Lexington-Fayette Urban County Government
200 East Main Street, 3rd Floor
Lexington, Kentucky 40507**

Submitted by:



Official Representative:

**Mr. Ian C. Stuart, President
900 Linton Boulevard, Suite 213
Delray Beach, FL 33444
Phone: (561) 709-3910
Mobile: (516) 852-0839**

SECTION VI – SUCCESSFUL PROPOSER FEE

Compensation for proposed services is as follows:

LUMP SUM FEE

Provide a Lump Sum Annual Management Fee for a minimum (5) year period. The Fee shall cover the full (5) years of this proposed contract. Sum will be billed 1/12 for each respective year for each month for services provided. All additional work will be detailed with labor and material separate by pre-approved authorization. The Duration of the Contract is from 7/1/2023 through 6/30/2028.

Lump Sum **Annual** Management Fee : \$ 1,220,448.00/annually or \$6,102,240.00 (per contract's total 5-year term to be billed at \$101,704,00 monthly)

Major repairs (larger than \$5,000) project administration fee: 12.35% (cost plus)

The lump sum fee shall cover all associated costs of performance the items indicated below. No other costs shall be separately compensable unless specifically identified and approved in writing by LFUCG in advance.

Central office staff and expenses shall include:

1. Travel.
2. Cellular phones and pagers.
3. Miscellaneous Tools and Equipment.
4. Postage, fax, couriers, reproduction.
5. Employee recruitment, training and severance and performance bonuses.
6. Overheads of any type.
7. Employees wage and benefits
8. Profit.
9. Parking

Pricing Clarifications

All assets should be amortized over the 5 year contract to provide consistency in monthly billing amount with the bluebook buyout price credited to the 5 year monthly pricing.

Exhibit A . Proposed Payment Schedule for the Initial Term

***Proposed Cost of Facilities Management Services
Fayette County Judicial Center (FY 2024 - FY 2028)***

Notes:

Note 1 . The CPI is 0% for the first 3 years of the contract (July 1, 2023 - June 30, 2026).

Note 2 . The annual CPI adjustments are made based on the prior 12 month (regionally adjusted) ending April 30th of each year and applied to the new period starting the July 1 of the same calendar year.

Contract Term	Contract Period	Month	FY	Avg. Monthly Payment (\$)	CPI	Comment
1	1	July 2023	FY 2024	\$92,804.28	0.00%	
	2	Aug 2023	FY 2024	\$92,804.28		
	3	Sept 2023	FY 2024	\$92,804.28		
	4	Oct 2023	FY 2024	\$92,804.28		
	5	Nov 2023	FY 2024	\$92,804.28		
	6	Dec 2023	FY 2024	\$92,804.28		
	7	Jan 2024	FY 2024	\$92,804.28		
	8	Feb 2024	FY 2024	\$92,804.28		
	9	March 2024	FY 2024	\$92,804.28		
	10	April 2024	FY 2024	\$92,804.28		
	11	May 2024	FY 2024	\$92,804.28		
	12	June 2024	FY 2024	\$92,804.28		
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	10	April 2025	FY 2025	\$92,804.28		
	11	May 2025	FY 2025	\$92,804.28		
	12	June 2025	FY 2025	\$92,804.28		
	1	July 2025	FY 2026	\$92,804.28		
	2	Aug 2025	FY 2026	\$92,804.28		
	3	Sept 2025	FY 2026	\$92,804.28		
	4	Oct 2025	FY 2026	\$92,804.28		

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Contract Term	Contract Period	Month	FY	Avg. Monthly Payment (\$)	CPI	Comment
3	5	Nov 2025	FY 2026	\$92,804.28	0.00%	
	6	Dec 2025	FY 2026	\$92,804.28		
	7	Jan 2026	FY 2026	\$92,804.28		
	8	Feb 2026	FY 2026	\$92,804.28		
	9	March 2026	FY 2026	\$92,804.28		
	10	April 2026	FY 2026	\$92,804.28		CIP adjustment negotiations for term 4 starting July 1, 2026.
	11	May 2026	FY 2026	\$92,804.28		
	12	June 2026	FY 2026	\$92,804.28		End of FY 2026
4	1	July 2026	FY 2027	TBD (*)	TBD Based on April 2026 Adjusted	
	2	Aug 2026	FY 2027	TBD (*)		
	3	Sept 2026	FY 2027	TBD (*)		
	4	Oct 2026	FY 2027	TBD (*)		
	5	Nov 2026	FY 2027	TBD (*)		
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	7	Jan 2027	FY 2027	TBD (*)		
	8	Feb 2027	FY 2027	TBD (*)		
	9	March 2027	FY 2027	TBD (*)		
	10	April 2027	FY 2027	TBD (*)		CIP adjustment negotiations for term 4 starting July 1, 2027.
	11	May 2027	FY 2027	TBD (*)		
	12	June 2027	FY 2027	TBD (*)		End of FY 2027
5	1	July 2027	FY 2028	TBD (*)	TBD Based on April 2027 Adjusted	
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	9	March 2028	FY 2028	TBD (*)		
	10	April 2028	FY 2028	TBD (*)		
	11	May 2028	FY 2028	TBD (*)		
	12	June 2028	FY 2028	TBD (*)		End of FY 2028. End of contract's initial 5 year term.
TBD(*): Based upon the Yr. 3 base rate adjusted annually for CPI as noted in Note 2.						

Exhibit B . Proposed Payment Schedule for the Initial Term

***Proposed Cost of Facilities Management Services
Fayette County Judicial Center Plaza (FY 2024 - FY 2028)***

Notes:

Note 1 . The CPI is **0%** for the **first 3 years** of the contract (July 1, 2023 - June 30, 2026).

Note 2 . The annual CPI adjustments are made based on the prior 12 month (regionally adjusted) ending April 30th of each year and applied to the new period starting July 1 of the same calendar year.

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