

SOULE DEVELOPMENT & CONSULTING, LLC.
CGCA10384

**Submission of
Interest and Qualifications**

for

**CONSTRUCTION OWNERS
REPRESENTATIVE**

FOR THE COMMUNITY MARITIME PARK

**REQUEST FOR QUALIFICATIONS
(RFQ) # 2009-1**



**Neighborhood & Economic
Development Division
City of Pensacola
5th Floor, City Hall
222 West Main Street
Pensacola, Florida 32502**

**Sealed Proposal
Wednesday
May 27, 2009
4:00 pm**

439 Vancouver Street
Pensacola, Florida.
32507

PHONE (850) 432-8456
FAX (850) 453-1677
CELL (850) 485-7220
E-MAIL osoule@bellsouth.net

ORIGINAL

SOULE DEVELOPMENT & CONSULTING, LLC.
CGCA10384

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INTRODUCTION

For the purpose of responding to the **Community Maritime Park Associates, Inc. (CMPA)**

REQUEST FOR QUALIFICATIONS
(RFQ) # 2009-01

“Construction Owner Representative,”

Comes now Moseley Oliver Soule (**Oliver Soule**), the qualifying party of Soule Development & Consulting, LLC. (**Soule Consulting**), whose primary address is 439 Vancouver Street, Pensacola, Florida, 32507

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**52.209-5 FAR Certification Regarding Debarment, Suspension,
Proposed Debarment, and Other Responsibility Matters**

1. The Offeror certifies, to the best of its knowledge and belief, that the Offeror and/or any of its Principals:

A. Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency.

B. Have not, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and

C. Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 1-B of this provision.

2. The Offeror has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any Federal agency.

A. "Principals," for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions). This Certification Concerns a Matter Within the Jurisdiction of an Agency of the United States and the Making of a False, Fictitious, or Fraudulent Certification May Render the Maker Subject to Prosecution Under Section 1001, Title 18, United States Code.

B. The Offeror shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Offeror learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

C. A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Offeror's responsibility. Failure of the Offeror to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Offeror non-responsible.

D. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Offeror is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

E. The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Offeror knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

**52.209-6 FAR Protecting the Government's Interest When Subcontracting with
Contractors Debarred, Suspended, or Proposed for Debarment**

1. The Government suspends or debar Contractors to protect the Government's interests. The Contractor shall not enter into any subcontract in excess of \$25,000 with a Contractor that is debarred, suspended, or proposed for debarment unless there is a compelling reason to do so.
2. The Contractor shall require each proposed first-tier subcontractor, whose subcontract will exceed \$25,000, to disclose to the Contractor, in writing, whether as of the time of award of the subcontract, the subcontractor, or its principals, is or is not debarred, suspended, or proposed for debarment by the Federal Government.
3. A corporate officer or a designee of the Contractor shall notify the Contracting Officer, in writing, before entering into a subcontract with a party that is debarred, suspended, or proposed for debarment (see FAR 9.404 for information on the Excluded Parties List System). The notice must include the following:
 - A. The name of the subcontractor.
 - B. The Contractor's knowledge of the reasons for the subcontractor being in the Excluded Parties List System.
 - C. The compelling reason(s) for doing business with the subcontractor notwithstanding its inclusion in the Excluded Parties List System.
 - D. The systems and procedures the Contractor has established to ensure that it is fully protecting the Government's interests when dealing with such subcontractor in view of the specific basis for the party's debarment, suspension, or proposed debarment.

Company Name: SOULE DEVELOPMENT & CONSULTING LLC

Authorized Signature: M. Soule

Printed Name: M. OLIVERZ SOULE

Date: 05/27/09

CURRICULUM VITAE

M. OLIVER SOULE
439 Vancouver Street
Pensacola, Florida 32507
Phone: 850-485-7220
Email: osoule@bellsouth.com

Married
Five Children

CAREER EXPERIENCE:

- | | |
|----------------|---|
| 2008 – Present | Qualifying Party, Managing Member,
Soule Development & Consulting, LLC, Pensacola, Florida |
| 2007 – Present | Qualifying Party, Managing Member,
Soule Construction, LLC, Pensacola, Florida |
| 2005 – 2006 | Qualifying Party, Soule Marine Enterprises, Active Participation;
Pensacola, Florida |
| 1985 – 2004 | Qualifying Party, Soule Marine Enterprises, Pensacola Florida |
| 2003 – 2004 | Consultant, The Hartford Fidelity and Bonding Company
Hartford, Connecticut |
| 1995 – 2002 | President, CEO, Pellerin Construction, Inc.
New Orleans, Louisiana |
| 1985 – 1995 | President, Professional Construction Services, Inc.
New Orleans, Louisiana |
| 1980 – 1985 | Vice President, Mgr. Estimating Dept., Leonard B. Hebert Jr. & Company, Inc.
New Orleans, Louisiana |
| 1975 – 1980 | Vice President, General Manager, Soule Construction, Inc.
Pensacola, Florida |
| 1970 – 1975 | President / Founder, Southern Cranes, Inc.
Pensacola, Florida |
| 1965 – 1970 | Project Manager / Field Superintendent, Soule Construction, Inc.
Pensacola, Florida |

ACTIVITIES:

- | | |
|-----------------|--|
| Lifetime Member | The Citadel Alumni Association, Charleston, South Carolina |
| 1992 – 1998 | The Louisiana Chemical and Industrial Association,
Treasurer and Board of Directors |
| 1992 – 1995 | Department of Construction Technology, Louisiana State University,
Advisory Committee |
| 1990 – 1995 | Department of Engineering, University of New Orleans,
Advisory Board |

CURRICULUM VITAE

Page 2 of 2

M. OLIVER SOULE

439 Vancouver Street
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ACTIVITIES (CONTINUED):

1985 – 1995	Louisiana Association of Builders and Contractors Craft Training Committee, Founder and Vice Chairman
1980 – 1995	Louisiana Association of General Contractors Member
1985 – 1992	Louisiana Association of General Contractors State Board of Directors
1988 – 1989	Louisiana Association of General Contractors Chairman, New Orleans District
1965 – 1980	Florida Association of General Contractors Member
1965 – 1980	Florida Road Builders Association Member

EDUCATION:

2009	CQM (for) Contractors, USACE 12 Hour Training Course
1985 – Present	Florida Continuing Education Units, 14 hours every even year
1985 – 2002	Louisiana Continuing Education Units
1977 – 1978	<i>University of West Florida</i> ; Pre-MBA Program
1963 – 1964	<i>University of Florida</i> ; Construction Technology
1959 – 1963	<i>The Citadel</i> , Charleston, South Carolina; B.S. Degree

PROFESSIONAL LICENSES:

1980 – Present	Florida General Contractor (Current License CGCA10384)
1995 – 2002	Louisiana General Contractor, Qualifying Party
1995 – 2002	Louisiana Building Contractor, Qualifying Party
1995 – 2002	Mississippi General Contractor, Qualifying Party
1995 – 2000	Tennessee General Contractor, Qualifying Party
1995 – 2000	Alabama General Contractor, Qualifying Party
2008 – Present	Florida General Contractor (Current License CGC-1511973)

AG# 4160793

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L081201

DATE	BATCH NUMBER	LICENSE NBR
12/01/2008	087015486	QB64349

The BUSINESS ORGANIZATION
Named below IS QUALIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2009
(THIS IS NOT A LICENSE TO PERFORM WORK. THIS ALLOWS
COMPANY TO DO BUSINESS ONLY IF IT HAS A QUALIFIER.)
SOULE DEVELOPMENT & CONSULTING LLC
439 VANCOUVER STREET
PENSACOLA FL 32507

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW

AG# 4162521

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L081201

DATE	BATCH NUMBER	LICENSE NBR
12/01/2008	080220824	CGCA10384

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2010

SOULE, MOSELEY O
SOULE DEVELOPMENT & CONSULTING LLC
439 VANCOUVER STREET
PENSACOLA FL 32507

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW

UNIFORM TAX RECEIPT

September 30 2009

THE ISSUANCE OF THIS RECEIPT
DOES NOT ENSURE COMPETENCY

2008 - 2009

REAL ESTATE DEVELOPMENT & CONSULTIN
439 VANCOUVER ST

SOULE DEVELOPMENT & CONSULTING LLC

439 VANCOUVER ST
Pensacola FL 32507

PAID-153918.0001-0001 113 07/08/2008 26 25

654603

046128

OWNER, SOULE OLIVER & MARY JANE

10:00:58 AM 5/19/2009

Data Contained In Search Results Is Current As Of 05/19/2009 10:01 AM.

Search Results

Please see our glossary of terms for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Certified General Contractor	SOULE DEVELOPMENT & CONSULTING LLC	DBA	CGCA10384 Cert General	Current, Active 08/31/2010
Main Address*: 439 VANCOUVER STREET PENSACOLA, FL 32507				
Certified General Contractor	SOULE, MOSELEY O	Primary	CGCA10384 Cert General	Current, Active 08/31/2010
Main Address*: 439 VANCOUVER STREET PENSACOLA, FL 32507				

[Back](#)
[New Search](#)

*** denotes**

- Main Address - This address is the Primary Address on file.
- Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).
- License Location Address - This is the address where the place of business is physically located.

Terms of Use | Privacy Statement

SOULE DEVELOPMENT & CONSULTING, LLC.

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EXPERIENCE

What **Oliver Soule** lacks in direct construction owners representation is offset by his vast experience in contracting with and working with large international construction management firms, performing multi-million dollar contracts at numerous facilities located in various states, for over twenty years, from 1980 through 2001.

Oliver Soule brings with him nearly forty-five years of well-rounded experience managing and over-seeing primarily heavy construction activities, from junior management through top level executive positions, spanning six southeastern states (Florida, Alabama, Mississippi, Louisiana, Tennessee, and Texas).

A review of his resume' indicates just how well-rounded his experience is:

<u>Duration</u>	<u>Activities</u>
HQ: <u>Pensacola, Florida</u> 5 years	Field Superintendent
5 years	<u>Founded, Managed & Sold Crane Rental Business</u>
5 years	<u>Managed Field Operations, Northwest Florida & South Alabama</u>

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HQ: New Orleans, La

5 years

Managed Estimating and Contract Administration Department

10 years

President of a construction firm doing 30-45 million annual sales volume with a maximum of 250 employees

7 years

Founder and President of a construction firm doing 10-15 million annual sales volume with a maximum of 200 employees

2 years

Consultant for the Hartford Fidelity and Bonding Company, Hartford, Connecticut.

HQ: Pensacola, Florida

2 years

Qualifying Party, and Active Member of Soule Marine Enterprises.

2 years

Qualifying Party and Managing Member of Soule Construction while perform marine pile driving, marine sheet pile walls, tie-back and concrete wall and large marina for WCI Communities

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2 years

**Qualifying Party and
Managing Member** of
Soule Development &
Consulting, LLC, which has
been consultant to a local
owned and managed
minority construction
company for the past 9
months.

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SPECIFIC SERVICES

Oliver Soule has read and understand the requirements and responsibilities detailed in Items 1 through 21 of SECTION B: SCOPE OF SERVICES REQUIRED, and if selected by CMPA to be their "COR," he commits to employee the requirements contained therein.

Phase 1, Public Improvements will be demanding in many ways:

Quality Control:

- 1) Land Pile Driving and Marine Pile Driving will be required, and for a period of time, both will be on-going at the same time.
- 2) Sheet Pile on the west wall will require a "special coating" of epoxy polyamide or coal tar epoxy, while sheet pile on the east wall will require stitch welding, sealing every other joint with Roxan System.
- 3) Special Coating, as well as stitch welding, should be applied at fabrication facilities to maximize integrity of the various applications.
- 4) Different types and lengths of sheet piles will be employed.
- 5) Tie-back wall requires full length of coating on each side of sheet pile.
- 6) Tie-back, rebar, & concrete caps are required.

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Quality Control: (continued)

7) Layout & Elevations of finished structures will require verification.

Safety:

- 1) Pile driving requires tight "risk management", especially in this situation, where land and marine operations are required.
- 2) Tie-back & concrete installation will be on going at the same time.
- 3) Dredging operations will require "risk management" assessment prior to beginning operation.
- 4) Site work will follow and while not as dangerous still will require safety inspection.

Scheduling:

Computerized scheduling software will need to be used, with updates every two weeks, for all phases.

- A) Layout
- B) 1. Pile driving land
2. Pile driving marine
- C) 1. Tie-back system, west wall
2. Tie-back system, east wall
- D) 1. Concrete cap, west wall
2. Concrete cap, east wall
- E) Dredging
- F) Site work

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Budget: Cash flow projections need to be computerized and tied to the construction schedule. These projections also require up-dating every two weeks.

The above project over-sight is preliminary and will require in-depth review, corrections and additions.

However, from this project over-sight it is easy to see Oliver Soule, as COR, will need assistance in the field, at the various fabrication yards, as well as expert analysis from the design team of one architectural firm, and two engineering firms, as well as the geotechnical engineer of record (Larry M. Jacobs & Associates). Also various testing laboratories services will be needed.

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MINORITY PARTICIPATION

Oliver Soule is now and has been throughout most of his career committed to working with minority contractors.

In this regard, Oliver Soule, working through Soule Consulting, has been a consultant to RCG Enterprises (RCG), a local minority owned and operated construction company since July, 2008. During this time, RCG in joint venture arrangements with a Naples, Florida construction company has been awarded two contracts with the United States Army Corps of Engineers (USACE), the larger of which is a contract basically "Not To Exceed" (ID/IQ) 30 million dollars. This contract is for improvements to coastal Mississippi (MsCIP).

Oliver Soule, if selected by CMPA to be their construction Owner Representative (COR), will be continuously stead-fast in his efforts to maximize local minority participation and to enhance effectiveness of the Contractor Academy.

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REFERENCES

Edith "Rebecca" Young
President
RCG Enterprises Inc.
1101 South Fairfield Drive.
Pensacola, Florida. 32506
Ph: 850-858-0207
Cell: 850-777-7508

Greg Jones
Senior Project Manager
WCI Communities
14000 Perdido Key Drive.
Pensacola, Florida. 32507
Ph: 850-549-2100
Cell: 850-777-9652

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CONCLUSION

Oliver Soule, through twenty years experience working with large international construction management firms has learned how to bring construction projects to successful completion, which is defined herein as:

- 1) Zero accidents (risk management)
- 2) On time completion
- 3) Within budget
- 4) With top quality.

Oliver Soule understands first-hand how to construct seawalls, with tie back system, including dredging and related site work, as he has successfully completed these types of projects at numerous locations in the past.

Requirements for INSURANCE AND INDEMNIFICATION outlined in SECTION F are understood and certificates confirming coverage will be provided prior to award.

Oliver Soule, by submission of these statements of "Interest and Qualifications," agrees to personally represent the Community Maritime Part Associates, Inc. as their "Construction Owners Representative" for at least through the successful completion of Phase 1 "Public Improvement Project" which may take approximately two years.

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