

To: Steve Rapson

Through: Ted L. Burgess 

From: Natasha M. Duggan 

Date: August 25, 2022

**Subject: Contract #2062-Q: Construction Manager at Risk – Public Health Building**

Public Health District 4 and the Fayette County Public Health Department have partnered with the Board of Commissioners to build a new Health Department building, consolidating all public health and community mental health functions. The proposed two-story facility will contain 35,907 square feet and will be located on County owned property at 3 Center Drive, Fayetteville, GA 30214.

Based on the decision of the Project Manager, Morgan Mill Consulting, the construction of the new Public Health Building will be through the appointment of a Construction Manager at Risk (CMAR). The CMAR provides professional services and acts as a consultant to the owner in the design development and construction phases. The CMAR will work closely with the Project Manager and the Architect, Jefferson Browne Gresham, to develop final documents and bid packages for sub-contractors. A multi-step solicitation process is appropriate for this type of procurement:

- **Phase I:** The County issues a Request for Qualifications (RFQ). All interested parties are invited to submit a State of Qualifications (SOQ) detailing their history and capabilities, key personnel qualifications, experience with similar projects, and resources and workload capacity. The Evaluation Team reviews and scores responding firms' qualifications.
- **Phase II:** The top scoring firms from Phase I are short-listed and invited to submit a proposal. The Evaluation Team scores the proposals, including technical merit and initially proposed prices. Prices included at this point include the Construction Management Fee percent (based on an estimated cost of construction), General Conditions (e.g., jobsite staff, site office, & travel expenses), General Requirements (e.g., small tools & supplies, temporary power & water, insurance and bonds), and pre-construction costs. Costs for actual construction are not included at this point but will be negotiated later in the Guaranteed Maximum Price.

The Purchasing Department issued Request for Qualifications #2062-Q to secure a CMAR for the new Public Health Building. Notice of the opportunity was emailed to ten companies. Another 2,880 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity code #91831 (Construction Consulting), #91819 (Buildings, Structures and Components Consulting), and #91832 (Consulting Services (Not Otherwise Classified)). The offer was also advertised through Georgia Local Government Access Marketplace, the Fayette County Website, the Fayette County News, and

Channel 23. In compliance with Federal requirements for use of Federal funds, eight firms were contacted who had registered on the U.S. Small Business Administration's database.

A portion of the funding for this project will come from a grant through the American Rescue Plan Act of 2021 (ARPA). For this reason, Federal uniform administrative requirements at 2 CFR 200 were followed in the solicitation.

Two companies submitted SOQ's:

- Hogan Construction Group
- MEJA Construction, Inc.

The Evaluation Committee, composed of members from Environmental Management, Finance and Purchasing, scored the SOQ's (Attachment 1).

The two companies that submitted SOQ's were short-listed and invited to submit proposals. Both short-listed firms responded, and the Evaluation Committee scored the proposals based on understanding and approach, understanding of Federal Grant requirements, project schedule and resource availability. Initial prices were then scored and added to the Technical Merit scores (Attachment 2).

The Evaluation Committee recommends award of the contract to Hogan Construction Group. This is Hogan Construction Group's first contract with the County, so a contractor performance evaluation is not available. References were contacted, and all gave high recommendations.

Hogan Construction Group's offered price of \$1,188,336.68 includes their General Contractor fee, pre-construction costs, and anticipated General Conditions and General Requirements costs (Attachment 3). These were calculated based on an estimated construction cost of \$15.3 million. The CMAR will competitively select construction subcontractors and suppliers, and then negotiate a Guaranteed Maximum Price with the County. At that point, the Board of Commissioners will be requested to approve the additional amounts, which will be added to the CMAR contract by change order.

Specifics of the proposed contract are as follows:

<b>Contract Name</b>	#2062-Q: Construction Manager at Risk – Public Health Building	
<b>Contractor</b>	Hogan Construction Group	
<b>Contract Amount</b>	\$1,188,336.68 excluding actual construction costs, which will be added by change order	
<b>Budget:</b>		
Fund	<b>375</b>	<b>CIP</b>
Org Code	37550110	Health
Object	541320	Buildings & Structures
Project	205AA	Public Health Building
Available	\$2,399,367.50	As of 8/5/2022

**Request for Qualifications #2062-Q: Construction Manger at Risk - Public Health Building**  
**Phase 1 Scoring**

Responder Name: Phase 1		<b>MAX POINTS</b>	<b>MEJA Construction, Inc.</b>	<b>Hogan Construction Group, LLC</b>
1	Firm's History & Capabilities	<b>25</b>	17.7	21.7
2	Key Personnel Qualifications	<b>35</b>	24.3	30.0
3	Past Experience with Similar Projects	<b>30</b>	22.0	26.0
4	Resources & Workload Capacity	<b>10</b>	9.3	6.0
<b>Phase 1 Score</b>		<b>100</b>	<b>73.3</b>	<b>83.7</b>

<b>Proposed Price</b>	<b>\$ 1,338,388.00</b>	<b>\$ 1,188,336.68</b>
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Technical Merit Score	60	31.7	42.7
Proposed Price Score	20	<u>17.5</u>	<u>20.0</u>
Total Score		49.1	62.7

**FAYETTE COUNTY NEW PUBLIC HEALTH BUILDING**  
**General Conditions & General Requirements Worksheet**

Attachment 3

Part 1 - GENERAL CONDITIONS					
Item	ITEM DESCRIPTION	Weeks	MEJA Total	Weeks	HOGAN Total
	<b>JOBSITE STAFF</b>				
1.01	Project Executive	20	\$40,000.00		-
1.02	Project Manager	40	\$100,000.00	52	\$ 143,556.00
1.03	Assistant Project Manager	20	\$30,000.00	52	\$ 70,658.00
1.04	Assistant Project Manager				\$ -
1.05	Site Superintendent	65	\$162,500.00	52	\$ 155,031.00
1.06	Assistant Site Superintendent	20	\$30,000.00	52	\$ 38,500.00
1.07	Quality Control Manager/Loss Control	10	\$10,000.00		\$ -
1.08	Scheduler	4	\$4,000.00		\$ -
1.09	Safety Coordinator	8	\$12,000.00	52	\$ 8,470.00
1.10	Cost Estimator	4	\$8,000.00		\$ -
1.11	Assistant Cost Estimator				\$ -
1.12	Purchasing Administration / Accountant	10	\$15,000.00	52	\$ 57,120.00
	<b>PROJECT TRANSPORTATION / TRAVEL</b>				
1.13	Project Manager Vehicle / truck expense	20	\$2,000.00		\$ -
1.14	Superintendent Vehicle / truck expense	65	\$6,500.00	52	\$ 17,667.00
1.15	Vehicle / Truck Maintenance				\$ -
1.16	Project related travel / subsistence expense			52	\$ 5,618.00
1.17	Relocation / lodging expenses				\$ -
1.18	Other (Describe)				\$ -
	<b>TEMPORARY FACILITIES</b>				
1.19	Site Office	50	\$12,500.00	52	\$ 4,813.00
1.20	Mobilize / Demobilize				\$ -
1.21	Telephone to site office	50	\$5,000.00	52	\$ 3,002.00
1.22	Computers to site office	50	\$2,500.00		\$ -
1.23	Software licenses	50	\$2,500.00		\$ -
1.24	Photocopiers to site office	50	\$2,500.00	52	\$ 2,354.00
1.25	Fax Machine to site office				\$ -
1.26	Site Office Supplies	50	\$2,500.00	52	\$ 2,354.00
1.27	Site office Radios				\$ -
1.28	Office furniture to site office	50	\$2,500.00		\$ -
1.29	Site Toilets	50	\$15,000.00	52	\$ 4,708.00
1.30	Temporary Power (Site Office Only)	50	\$6,000.00	52	\$ 1,766.00
1.31	Temporary Water and Ice (Site Office)	50	\$2,500.00	52	\$ 1,177.00
	<b>PART 1 - TOTAL</b>		<b>\$ 473,500</b>		<b>\$ 516,794</b>
	<b>PART 2 - GENERAL REQUIREMENTS</b>				
	<b>Description</b>	<b>A. Quantity</b>	<b>H. Total (C + E + G)</b>	<b>A. Quantity</b>	<b>H. Total (C + E + G)</b>
	<b>CONSTRUCTION TEMPORARY FACILITIES</b>				
2.01	Small Tools & Supplies	50	\$15,000.00	52	\$ 2,675.00
2.02	Temporary Tool Storage	50	\$12,500.00		\$ -
2.03	Temporary stairs and ladders				\$ -
2.04	Temporary Hoist Facilities				\$ -
2.05	Protect & Maintain hoist				\$ -
2.06	Hoist Signal System				\$ -
2.07	Operator Hoist time				\$ -
2.08	Scaffolding				\$ -
2.09	Crane Rentals				\$ -
2.10	Crane Operator				\$ -
2.11	Storage Trailer	50	\$5,000.00		\$ -
2.12	Laydown Yard Rental				\$ -
	<b>TEMPORARY UTILITIES</b>				
2.13	Temporary electrical power	15	\$9,000.00	12	\$ 12,454.00
2.14	Temporary water	15	\$1,500.00	12	\$ 1,589.00

	<b>CLEAN UP</b>				
2.16	Trash Haul-Off/Dumpster	65	\$27,625.00	208	\$ 21,186.00
2.17	Daily Clean-up	65	\$13,000.00	52	\$ 4,937.00
2.18	Final Cleaning		\$28,000.00	35907	\$ 14,123.00
2.19	Laborers	50	\$35,000.00		
	<b>PROTECTION &amp; SAFETY</b>				
2.20	Safety Equipment/First Aid	15	\$1,500.00	12	\$ 997.00
2.21	Fire extinguishers	15	\$300.00	12	\$ 188.00
2.22	Protect finishes	10	\$1,500.00		
2.23	Temporary site fences & barricades	15	\$12,000.00		
	<b>SECURITY</b>				
2.24	Job Site Security	40	\$8,000.00		
2.25	Watchman/Security	40	\$60,000.00		
	<b>MISCELLANEOUS</b>				
2.26	Progress Photographs	1	\$6,500.00		
2.27	Project Sign	1	\$1,200.00	1	\$ 803.00
2.28	Ceremonies - ground breaking etc.	1	\$2,500.00		
2.29	Close out Documents	1	\$4,000.00		
2.30	Commissioning	1	\$5,000.00		
	<b>PERMITS / INSURANCES / BONDS</b>				
2.31	Building Permit	BY CLIENT		BY CLIENT	
2.32	Testing & Inspections	BY THIRD PARTY		BY THIRD PARTY	
2.33	General Liability Insurance	1	\$12,780.00	1	\$ 71,826.00
2.34	Worker's Comp Insurance	1	\$7,345.00		\$ -
2.35	Comprehensive Auto Liability	1	\$2,575.00		\$ -
2.36	Unbrella Excess Liability Insurance	1	\$5,450.00		\$ -
2.37	Performance & Payment Bonds	1	\$88,000.00	1	\$ 73,960.00
					\$ -
	<b>PART 2 - TOTAL</b>		<b>\$ 365,275.00</b>		<b>\$ 204,738.00</b>

Total cost of GC / GR's		\$	838,775.00		\$	721,532.00
Add fee % to GC / GR cost	3%	\$	25,163.25	2.75%	\$	19,842.13
GC Fee on construction cost \$15.3M	3%	\$	459,000.00	2.75%	\$	420,750.00
Pre-construction Cost		\$	15,000.00		\$	25,511.00
Pre-construction cost plus fee	3%	\$	450.00	2.75%	\$	701.55

	<b>\$ 1,338,388.25</b>		<b>\$ 1,188,336.68</b>
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