

HABERSHAM COUNTY BOARD OF COMMISSIONERS

EXECUTIVE SUMMARY

**SUBJECT: RFP #2024-05 Construction Manager at Risk for the Animal Control and Fire & EMS Buildings**

**DATE:** May 14, 2024

**RECOMMENDATION**

**POLICY DISCUSSION**

**BUDGET INFORMATION:**

**STATUS REPORT**

**ANNUAL-**

**OTHER**

**CAPITAL/SPLOST- \$489,870 plus 3.5% of GMP for Construction Management**

(amount TBD after GMP has been finalized)

**PRESENTED BY:** Tim Sims

**COMMISSION ACTION REQUESTED ON:** May 20, 2024

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**PURPOSE:** Approve the Recommendation of Award of RFP #2024-05 Construction Manager at Risk for the New Habersham County Animal Shelter and Fire/EMS/911 Buildings.

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**BACKGROUND / HISTORY:** In the current SPLOST VII Program of Habersham County voters approved projects for a new Animal Shelter Facility and a New Central Fire Station and Administrative Headquarters Building/Emergency Operations Center to be designed and built as the collections of SPLOST VII built up during the duration of the SPLOST program. An award for design was issued to Croft & Associates Architects in late 2022 and the design process began for each building. Several hurdles were thrown at each project with location changes and inflation of construction costs so it was decided that the County would issue an RFP for a Construction Manager at Risk to be brought on board to help complete the design process and help value engineer all aspects of the building to help reduce the costs of each building. RFP 2024-05 was issued on February 28, 2024 to solicit firms to submit proposals for this CM@Risk service. Proposals opened on March 28, 2024 with seven (7) firms submitting proposals. Once the pre-construction phase of the CN@Risk service is completed, the firm will bid out the construction of each building to get a Guaranteed Maximum Price (GMP) that will be brought back to the Board for approval of the Construction phase. The Animal Shelter will be the first of the two projects going forward while the Fire/EMS/EOC facility will come later on in 2025/26.

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**FACTS AND ISSUES:**

- 1) RFP 2024-05 issued on February 28, 2024 with proposals opening on March 28, 2024
  - 2) Seven (7) firms submitted proposals to Habersham County on March 28, 2024.
  - 3) A review Committee was established to score firms on their Qualifications, Experience and References. Members included Jerry Baggett, Jared Beaudoin/Michael Gardner, Mike Bramlett of Habersham County and Oscar Herrera and Kip Stokes of Croft & Associates.
  - 4) Once those scores were tallied, the Pricing Proposals were opened and added to the Qualification scores to then develop a short-list of firms to schedule interviews to discuss their qualifications in more depth.
  - 5) Four Firms were shortlisted based on the scores provided by the Review Team and interviews were schedule and took place on May 10, 2024
  - 6) After interviews were completed, each committee member scored the firms based upon their interview and that score was added to the total scoring from the qualifications and price proposal scoring done earlier to determine the Firm that would be recommended for the Award of the CM@Risk RFP.
  - 7) Sunbelt Builders of Convington, GA came out as the #1 scoring firm and is being recommended by the Review Committee for Award of the Construction Manager at Risk for the Animal Control and Fire/EMS/Emergency Operation Center buildings. (See pricing sheet attached)
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**OPTIONS:**

- 1) Approve the recommendation of Award of RFP #2024-05 Construction Manager at Risk for the New Habersham County Animal Shelter and Fire/EMS/911 Buildings to Sunbelt Builders of Covington, GA.
  - 2) Deny the recommendation of Award of RFP #2024-05 Construction Manager at Risk for the New Habersham County Animal Shelter and Fire/EMS/911 Buildings to Sunbelt Builders of Covington, GA.
  - 3) Commission defined alternative.
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- 4) **RECOMMENDED SAMPLE MOTION:** Move to Approve the recommendation of Award of RFP #2024-05 Construction Manager at Risk for the New Habersham County Animal Shelter and Fire/EMS/911 Buildings to Sunbelt Builders of Covington, GA.
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**DEPARTMENT:**

Prepared by: Tim Sims

Director: \_\_\_\_\_

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**ADMINISTRATIVE  
COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

County Manager

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RFP 2024-05 CM@Risk for Animal Control & Fire-EMS Bldg

	Blake Rainwater & Associates Clarkesville, GA	Charles Black Construction Cleveland, GA	Cooper & Company Cumming, GA	Hogan Construction Norcross, GA	Pencor LLC Alpharetta, GA	Scroggs & Grizzel Clermont, GA	Sunbelt Builders Covington, GA
<b>Pre-Construction Activities</b>							
Animal Control	\$ 17,500.00	0.00	18,000.00	4,500.00	10,000.00	36,000.00	5,500.00
Fire EMS	\$ 25,000.00	0.00	24,000.00	4,500.00	25,000.00	50,000.00	4,500.00
Construction Management Percentage	3.00%	2.95%	3.20%	3.25%	3.70%	4.00%	3.50%
<b>General Conditions</b>							
Labor	245,500.00	414,000.00	253,000.00	369,012.00	299,925.00	433,750.00	306,600.00
General Conditions	241,800.00	78,020.00	150,000.00	138,132.00	249,155.00	710,000.00	173,270.00
<b>Total CM@Risk Proj Mgmt Cost</b>	\$ 529,800.00	492,020.00	445,000.00	516,144.00	584,080.00	1,229,750.00	489,870.00



Proposal Scoring Only

RATER	COMPANY NAME/RATING						
	Blake Rainwater & Associates Clarkesville, GA	Charles Black Constructions Cleveland, GA	Cooper & Company Cumming, GA	Hogan Construction Norcross, GA	Pencore LLC Alpharetta, GA	Scroogs & Grizzel Gainesville, GA	Sunbelt Builders Covington, GA
Jerry Baggett	48.00	71.00	58.50	64.50	57.00	44.50	70.50
Jared Beaduiou/ Michael Gardner	60.75	64.25	56.00	61.00	60.25	56.50	64.25
Mike Bramlett	60.75	61.00	61.75	61.75	60.25	62.00	63.00
Oscar & Kip	36.00	67.00	61.00	66.00	56.00	59.00	74.00
<b>AVERAGE TOTAL SCORE (out of 80):</b>	<b>51.38</b>	<b>65.81</b>	<b>59.31</b>	<b>63.31</b>	<b>58.38</b>	<b>55.50</b>	<b>67.94</b>
<b>Rank:</b>	<b>7</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>6</b>	<b>1</b>
<b>Diff</b>	<b>-4.13</b>	<b>-2.13</b>	<b>-4.00</b>	<b>-2.50</b>	<b>-0.94</b>	<b>-2.88</b>	<b>0</b>

Proposal Scoring with Pricing Score Added

RATER	COMPANY NAME/RATING						
	Blake Rainwater & Associates Clarkesville, GA	Charles Black Constructions Cleveland, GA	Cooper & Company Cumming, GA	Hogan Construction Norcross, GA	Pencore LLC Alpharetta, GA	Scroogs & Grizzel Gainesville, GA	Sunbelt Builders Covington, GA
Jerry Baggett	66.02	90.10	78.50	82.45	72.54	53.27	88.71
Jared Beaduiou/ Michael Gardner	78.77	83.35	81.75	76.47	78.20	70.77	82.46
Mike Bramlett	78.77	80.10	76.47	78.20	70.77	62.00	81.21
Oscar & Kip	54.02	86.10	81.00	83.95	71.54	67.77	92.21
<b>AVERAGE TOTAL SCORE (out of 100):</b>	<b>69.40</b>	<b>84.91</b>	<b>79.43</b>	<b>80.27</b>	<b>73.26</b>	<b>63.45</b>	<b>86.15</b>
<b>Rank:</b>	<b>6</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>7</b>	<b>1</b>
<b>Diff</b>	<b>-3.87</b>	<b>-1.24</b>	<b>-0.84</b>	<b>-4.65</b>	<b>-6.17</b>	<b>-5.94</b>	<b>0</b>

Short-Listed Firms Proposal Scoring with Pricing & Interview Score Added

RATER	COMPANY NAME/RATING						
	Blake Rainwater & Associates Clarkesville, GA	Charles Black Constructions Cleveland, GA	Cooper & Company Cumming, GA	Hogan Construction Norcross, GA	Pencore LLC Alpharetta, GA	Scroogs & Grizzel Gainesville, GA	Sunbelt Builders Covington, GA
Jerry Baggett		110.10	84.50	96.45			105.71
Jared Beaduiou/ Michael Gardner		101.35	93.00	97.95			102.46
Mike Bramlett		98.10	95.75	95.70			101.21
Oscar & Kip		103.10	96.00	99.95			112.21
<b>AVERAGE TOTAL SCORE (out of 120):</b>		<b>103.16</b>	<b>92.31</b>	<b>97.51</b>			<b>105.40</b>
<b>Rank:</b>		<b>2</b>	<b>4</b>	<b>3</b>			<b>1</b>
<b>Diff</b>		<b>-2.24</b>	<b>-5.20</b>	<b>-5.65</b>			<b>0</b>