



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Dave Wells, Director of Facilities/Capital Construction and Building Operations
DATE: November 22, 2022 Submission for the December 20, 2022 City Council Meeting
ITEM: Request for Mayor and City Council to Authorize a Contract Award to Reeves Young for Final Construction of Veterans Park, and to Authorize the City Manager to Execute a Contract

Recommendation:

Based upon evaluation of Proposals in accordance with the criteria and process described in the Request for Qualifications #23-042, Construction Manager at Risk Services for Veterans Park, ("RFQC") and herein, the Evaluation Committee has determined that the Proposal submitted by Reeves Young represents the best value for the City and therefore recommends Reeves Young for contract award to perform the Project as Construction Manager at Risk ("CM at Risk").

Background:

The City of Sandy Springs ("City") conducted a qualifications-based solicitation ("Solicitation") to identify and select a construction firm with the capacity and demonstrated experience to provide construction services ("Services") as CM at Risk for final construction of Veterans Park at City Springs. On October 26, 2022, the City issued its RFQC seeking responses ("Proposals") from highly qualified and experienced firms to perform the Services described in the RFQC. Proposals were due on November 22, 2022, no later than 2:00 PM E.S.T.

Discussion:

Proposals Received

The City received Proposals from the following four (4) firms ("Offerors"):

Reeves Young, LLC ("Reeves Young")
Turner Construction Company ("Turner")
Astra Group, LLC ("Astra")
MAPP, LLC

Proposals were initially examined for administrative compliance with Solicitation submittal instructions and at that time disqualified MAPP for not following mandatory submittal instructions.

Evaluation

The City formed a committee to evaluate Proposals ("Evaluation Committee") using the criteria set forth in the RFQC and to recommend a qualified firm to perform the Services. The Evaluation Committee consisted of the following City personnel:

1. Dave Wells, Director of Facilities, Capital Projects, and Building Operations

2. Richard Collins, Construction Manager
3. Christine Schultz, TSPLOST Project Manager

Evaluation Criteria

Section 5 of the RFQC identified the criteria on which the City would evaluate Proposals. The City evaluated Proposals to determine which one represented best value for the City. While cost was considered, it was not the sole determining factor in the evaluation process. The City reviewed and carefully considered the past performance (references) history of the Offerors, as described in the RFQC.

Criteria for the technical component of Proposals was as follows:

1. Qualifications
2. Experience / References
3. Capabilities

Utilizing the stated criteria, Proposals were scored and ranked in accordance with the following:

CRITERIA	SUMMARY DESCRIPTION	POINTS
Qualifications	Include complete information related to the Offeror demonstrating the sustainable ability to execute the Project	40% 40 points possible
Experience/ References	Include relevant references	20% 20 points possible
Capabilities	Describe the facilities and equipment to be used along with the Project approach and division of labor	40% 40 points possible
	TOTAL POINTS POSSIBLE	100%

Evaluation

Following individual review and scoring, the Evaluation Committee members met to discuss the Proposals. The Evaluation Committee reached consensus and selected the two (2) highest scoring Offerors as qualified for further consideration. These Offerors were Reeves Young and Turner. Both Offerors clearly demonstrated a superior understanding of the Project, with experience very relevant to the size and scope of the Project.

Fee Proposals

The fee proposals submitted by the two (2) Offerors qualifying for further consideration were as follows:

Offeror	General Conditions (lump sum to include pre-construction)	Construction Fee (as a percentage of direct cost and General Conditions cost)	Bonding Cost
Reeves Young	\$399,492.00	3.25%	\$68,000.00
Turner	\$421,618.00	3.75%	\$73,200.00

Results of Scoring

Following further consideration of the two (2) most qualified Offerors, the Evaluation Committee particularly noted the following qualities in reaching the conclusion that Reeves Young represents the best value for the City:

- Experienced team
- Similar experience with projects of similar size and scope
- Good references from past projects

Financial Impact:

Contract award is in the amount of \$399,492.00. There are adequate budgeted funds available for this contract under project code F2104. Once pricing has been completed by the CM and Guaranteed Maximum Pricing (GMP) is set, any additional funds required for construction of the park will be requested from Council at that time.

Alternatives:

City Council may decide not to award the contract to Reeves Young as recommended and provide further guidance to staff.

Review:

Karina Reyna, Assistant City Clerk	Created/Initiated - 12/12/2022
Richard Collins, Construction Manager	Approved - 12/12/2022
Dave Wells, Director of Facilities/Capital Construction and Building Operations	Approved - 12/12/2022
Toni Carlisle, Chief Financial Officer	Approved - 12/15/2022
Kathy Williams, Staff Attorney	Approved - 12/15/2022
Eden Freeman, City Manager	Final Approval - 12/16/2022

Attachments:

1. Resolution - Veterans Park CM at Risk_Reeves Young