



Fulton County Board of Commissioners  
**Agenda Item Summary**

**# 17-0526**

**BOC Meeting Date**  
 6/21/2017

**Requesting Agency**

Library

**Commission Districts Affected**

All Districts

**Requested Action** *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request the approval of recommended proposal – Atlanta-Fulton Public Library System, RFP#17RFP0992017K-JAJ, Design/Build Services for Library Capital Improvement Program, Phase II (AFPLS-CIP), Group 2 library renovations Guaranteed Maximum Price (GMP) in the amount of \$12,432,883.00 with Engineering Design Technologies, Inc., (Atlanta, GA), to provide Design/Build Services for the renovation of five (5) existing libraries (Dr. Robert E. Fulton Library at Ocee, Northeast Spruill Oaks Library, Northside Library, Mechanicsville Library and Buckhead Library). Effective upon contract execution for three (3) years or until contract completion as determined by the County.

**Requirement for Board Action** *(Cite specific Board policy, statute or code requirement)*

In accordance with the State of GA O.C.G.A. §36-91 Georgia Local Government Public Works Construction Law, all competitive sealed proposals (RFPs) for public works construction projects (CM at Risk, Construction Program Management, Design/Build Projects) costing \$100,000 or more shall be forwarded to the Board of Commissioners for approval.

**Is this Item related to a Strategic Priority Area?** *(If yes, note strategic priority area below)*

Yes                      All People are culturally and recreationally enriched

**Is this a purchasing item?**

Yes

**Summary & Background**

*(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

The Atlanta–Fulton Public Library System requests approval of recommended proposal to provide Design/Build Services through all phases of design and construction for five (5) existing library buildings that are part of the Library Capital Improvement Program, Phase II, Group 2 renovations (Dr. Robert E. Fulton/Ocee Library, Northeast/Spruill Oaks Library, Northside Library, Mechanicsville Library and Buckhead Library).

On July 16, 2008, the Fulton County Board of Commissioners (BOC) voted to place a \$275 million bond referendum on the November 4, 2008 ballot to implement the Library Facility Master Plan. The referendum was approved with 65% voter support. Phase I of the Facility Master Plan, the construction of 8 new libraries and renovation/expansion of 2 libraries, has been completed. Phase II includes the renovation of 22 existing libraries of which the Design/Build Services for Group 2 library renovations (Dr. Robert E. Fulton Library at /Ocee, Northeast Spruill Oaks Library, Northside Library, Mechanicsville Library and Buckhead Library) is a part.

The County solicited proposals from qualified proposers capable of providing Design/Build Services

Agency Director Approval		County Manager's Approval
<b>Typed Name and Title</b> Felicia Strong-Whitaker, Director	<b>Phone</b> (404) 612-5800	
<b>Signature</b>	<b>Date</b>	

through all phases of design and construction of projects for the Library Capital Improvement Program. Engineering Design Technologies, Inc., herein after referred to as the "Design/Builder," shall provide the expertise, resources and professional personnel experienced in all phases of project design and construction to successfully complete the Scope of Work described in the RFP. The Scope of Work of the Design/Builder extends through all phases of design and construction, requires project deliverables and includes responsibilities generally described below:

#### Preconstruction Services

The Design/Builder shall provide the following Preconstruction Services, including but not necessarily limited to the following:

#### Pre-design Phase

- Prepare existing conditions documents of each building for use during the design phase
- Conduct surveys and perform other investigations including hazardous materials testing/reporting above and beyond any such tests performed by Fulton County and provide results to Fulton County prior to the start of any design work.
- Meet with Atlanta-Fulton Public Library and Fulton County staff for the purpose of information gathering prior to the development of the program for any library.
- The Design/Builder shall attend and actively participate in community outreach meetings for each library.

#### Schematic Design Phase

The Design/Builder shall prepare Schematic Design documents for each library in accordance with all applicable codes, rules, regulations and sound design practices. The design shall be functional, buildable, maintainable, within budget, and to the complete satisfaction of Fulton County. The Schematic design package shall include at a minimum but not limited to the following:

- A cost estimate showing all quantities and unit costs, and formatted as required by the County
- Constructability review
- Detailed Critical Path Schedule
- Preliminary layout of major furniture and book shelving systems.
- Site work, parking and landscape improvements
- Schematic Design documents indicating the extent of all work anticipated on the building including interior and exterior modifications
- Outline specifications

#### Design Development Phase

The Design/Builder shall prepare Design Development documents for each library based on approved Schematic Design Documents and in accordance with all applicable codes, rules, regulations and sound design practices. The design shall be functional, buildable, maintainable, within budget, and to the complete satisfaction of Fulton County. The Design Development package shall include at a minimum but not limited to the following:

- An updated cost estimate showing all quantities and unit costs, and formatted as required by the County
- Constructability review comments
- Updated Critical Path Schedule
- ADA compliance review performed with Fulton County's ADA Compliance Representative
- Site work, parking and landscape improvements
- Updated Design Development documents indicating the extent of all work anticipated on the

## Continued

building including both interior and exterior modifications

- Layout of all furniture items and book shelving systems
- Layout of all electrical and lighting systems
- Layout of all mechanical equipment and HVAC systems
- Layout of all building technology and security systems
- Preliminary specifications
- Material Selection Boards showing all material and colors intended for use in each library facility

#### Construction Documents Phase

The Design/Builder shall prepare Construction Documents for each library based on approved Design Development Documents and in accordance with all applicable codes, rules, regulations and sound design practices. The design shall be functional, buildable, maintainable, within budget, and to the complete satisfaction of Fulton County. The Construction Documents package shall include at a minimum but not limited to the following:

- An updated cost estimate showing all quantities and unit costs, and formatted as required by the County
- Constructability review comments
- Updated Critical Path Schedule
- Site work, parking and landscape improvement plans
- Construction documents detailing the extent of all work anticipated on the building including interior and exterior modifications
- Furniture Plans showing all furniture items and book shelving systems
- Electrical Plans showing all electrical and lighting systems
- Mechanical Plans showing all mechanical equipment, HVAC and fire safety systems
- Technology Plans showing all building technology and security systems
- Specifications/Project Manual

#### Construction Phase

Construction for the project will commence with the issuance of a Notice-to-Proceed with Construction issued in writing by Fulton County and will terminate when final payment is made by Fulton County to the Design Builder. Substantial Completion will occur when the library project is ready for its intended use in accordance with the approved plans and specifications and the local authority having jurisdiction over the project issues a Certificate of Occupancy. The Scope of Services during the Construction Phase includes but is not limited to the following:

- Implementations and coordination with Fulton County in developing a plan for compliance with First Source Jobs Program
- Prepare and issue bid packages in compliance with Fulton County's purchasing requirements
- Pre-Construction Meeting with trades
- Mock-up construction
- Construction of the project
- Construction management and administration
- Quality Control Inspections by the Design/Builder with monthly reports issued to Fulton County/Program Management Team (PMT) by the Design/Builder's design professionals during construction
- LEED Administration and documentation
- Meeting with Fulton County/PMT; record and distribute minutes
- Bi-weekly schedule updates
- Coordination of the Owners Material and Testing and Inspections Contractor

- Obtain and pay for all required permits and inspections
- Minimize disruption to other trades, building occupants
- Implement MBE Utilization Plan
- Pay for all goods and services and provide releases to Fulton County/PMT as required during execution of work
- Provide information to Fulton County/PMT to assist with reports
- Arrange to train Fulton County personnel in operations and maintenance procedures by manufactures' representatives
- Obtain Certificate of Occupancy
- Issue Certificate of Substantial Completion including associated punch list

#### Post Construction

Items on the punch shall be completed and Final Completion shall be achieved by the Design/Builder within thirty (30) days of Substantial Completion. Also, within one (1) month of achieving Substantial Completion, the Design/Builder shall provide five (5) copies of a final report which includes:

- Copies of all meeting minutes
- Copies of all permits
- As-build drawings prepared by the A/E (4 sets black line prints & five (5) digital copies)
- Correspondence with regulatory agencies
- Final survey on Mylar and electronic form
- Operations and Maintenance Manuals
- Statement certifying Project Completion
- Final summary of all costs
- Completion of all required of the RFP
- Warranty Inspections
- Warranty Review/Facility Inspection one (1) month prior to the end of the general warranty period with Fulton County and facility staff. Identify and repair/resolve all outstanding warranty issues prior to the end of the warranty period.

#### Community Impact:

This request involves the renovation of libraries in communities throughout the County. The successful and timely renovation of each library will impact communities countywide.

#### Department Recommendation:

The Atlanta-Fulton Public Library System recommends approval of this request.

#### Project Implications:

The cost of the requested service will be funded using library bond funds; therefore, it will not impact the County or library operations.

#### Community Issues/Concerns:

None

#### Departmental Issues/Concerns:

None

#### History of BOC Agenda Item:

None

<b>Contract &amp; Compliance Information</b>	<i>(Provide Contractor and Subcontractor details.)</i>
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**Contract Value:** \$12,432,883.00  
**Prime Vendor:** Engineering Design Technologies, Inc.  
**Prime Status:** African American Male Business Enterprise Certified  
**Location:** Marietta, GA  
**County:** Cobb County

**Contract Compliance Information**

**Contract Value:** \$998,259.00  
**Prime Vendor:** Engineering Design Technologies, Inc.  
**Prime Status:** African American Business Enterprise Certified  
**Location:** Marietta, GA  
**County:** Cobb County  
**Prime Value:** \$838,537.56 or 84.00%

**Subcontractor:** 720 Design  
**Subcontractor Status:** White Women Female Business Enterprise Certified  
**Location:** Dallas, TX  
**County:** Dallas County  
**Contract Value:** \$99,825.90 or 10.00%

**Subcontractor:** Full Circle Communications  
**Subcontractor Status:** African American Female Business Enterprise Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$9,982.59 or 1.00%

**Subcontractor:** Southface  
**Subcontractor Status:** Non-M/FBE  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$49,912.95 or 5.00%

**Total Contract Value:** \$998,259.00 or 100% (DESIGN PHASE ONLY)  
**Total M/FBE Value:** \$948,346.05 or 95.00% (DESIGN PHASE ONLY)

**M/FBE Subcontractors:** \$109,808.49 or 11.00% (for design phase as listed above)

**Subcontractor(s) TBD for Construction Phase:**

**Construction Phase Dollars Remaining:      \$11,434,624.00**  
**M/FBE Projected for Construction:      \$3,430,387.20 or 30.00%**

**NOTE:** The prime contractor must submit the name, scope of work to be performed, dollar value, percentage of work and M/FBE status of each subcontractor for the construction phase to the Department of Purchasing & Contract Compliance at 60% completion of the design phase. At 60% completion of the construction documents and all subcontractors have been identified, the subcontractors will be presented to the BOC for approval as part of the contract.

<b>Solicitation Information</b>	<b>NON-MFBE</b>	<b>MBE 91</b>	<b>FBE 101</b>	<b>TOTAL</b>
No. Bid Notices Sent:				
No. Bids Received:	<b>2</b>	<b>1</b>	<b>0</b>	<b>3</b>

<b>Total Contract Value</b>	<b>\$998,259.00 or 100.00% (DESIGN PHASE ONLY)</b>
<b>Total M/FBE Values</b>	<b>\$948,346.05 or 95.00% (DESIGN PHASE ONLY)</b>
<b>Total Prime Value</b>	<b>\$838,537.56 or 84.00% (DESIGN PHASE ONLY)</b>

<b>Fiscal Impact / Funding Source</b>	<i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>
573-650-6500-L026-573CST - \$3,145,987.00	
573-650-6500-L027-573CST - \$3,211,071.00	
573-650-6500-L019-573CST - \$1,500,364.00	
573-650-6500-L028-573CST - \$1,823,684.00	
573-650-6500-L015-573CST - \$2,751,777.00	

<b>Exhibits Attached</b>	<i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i>

<b>Source of Additional Information</b>	<i>(Type Name, Title, Agency and Phone)</i>
Alfred Collins, Assistant Director Library Projects (404) 730-1822	

<b>Agency Director Approval</b>		<b>County Manager's Approval</b>
<b>Typed Name and Title</b> Felicia Strong-Whitaker, Director	<b>Phone</b> (404) 612-5800	
<b>Signature</b>	<b>Date</b>	

Revised 03/12/09 (Previous versions are obsolete)

**Procurement**

<b>Contract Attached:</b> .No	<b>Previous Contracts:</b> .No		
<b>Solicitation Number:</b> .17RFP0992017K-JAJ	<b>Submitting Agency:</b> .Library	<b>Staff Contact:</b> .Alfred Collins	<b>Contact Phone:</b> .404-730-1822

**Description:** Design/Build Services for Library Capital Improvement Program, Phase II (AFPLS-CIP), Group 2 library renovations Guaranteed Maximum Price (GMP), to provide Design/Build Services for the renovation of five (5) existing libraries (Dr. Robert E. Fulton Library at Ocee, Northeast Spruill Oaks Library, Northside Library, Mechanicsville Library and Buckhead Library).

**FINANCIAL SUMMARY**

<b>Total Contract Value:</b> Original Approved Amount: . Previous Adjustments: . This Request: \$998,259.00 (DESIGN PHASE ONLY)  TOTAL: .	<b>MBE/FBE Participation:</b> Amount: \$948,346.05 or 95.00% (DESIGN PHASE) <a href="#">Click here to enter text.</a> Amount: . %: . Amount: . %: . Amount: . %: .
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**Grant Information Summary:**

Amount Requested: .	<input type="checkbox"/> Cash
Match Required: .	<input type="checkbox"/> In-Kind
Start Date: .	<input type="checkbox"/> Approval to Award
End Date: .	<input type="checkbox"/> Apply & Accept
Match Account \$: .	

<b>Funding Line 1:</b> 573-650-6500-L026 \$3,145,987.00 573-650-6500-L015 \$2,751,777.00	<b>Funding Line 2:</b> 573-650-6500-L027 \$3,211,071.00	<b>Funding Line 3:</b> 573-650-6500-L019 \$1,500,364.00	<b>Funding Line 4:</b> 573-650-6500-L028 \$1,823,684.00
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**KEY CONTRACT TERMS**

<b>Start Date:</b> .	<b>End Date:</b> .
<b>Cost Adjustment:</b> .	<b>Renewal/Extension Terms:</b> .

**ROUTING & APPROVALS**

(Do not edit below this line)

X	Originating Department:	Morley, Gabriel	Date: 6/5/2017
X	County Attorney:	Ringer, Cheryl	Date: 6/14/2017
X	Purchasing/Contract Compliance:	Strong-Whitaker, Felicia	Date: 6/14/2017
X	Finance/Budget Analyst/Grants Admin:	Jones, Monica	Date: 6/8/2017
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 6/14/2017





## INTEROFFICE MEMORANDUM

**TO:** Felicia Strong-Whitaker, Director  
Department of Purchasing & Contract Compliance

**FROM:** Evaluation Committee Recommendation Letter

**DATE:** May 17, 2017

**PROJECT:** 17RFP0992017K-JAJ, Design/Build Services for Library CIP Renovations, Group 2

In accordance with the Purchasing Code, a duly appointed Evaluation Committee has reviewed the proposals submitted in response to the above-reference project on behalf of the Atlanta-Fulton Public Library System.


Three (3) qualified firms' submitted proposals for evaluation and consideration for award of this project:


1. WTD Holdings, Inc., d/b/a/ CT Darnell Construction
2. Engineering Design Technologies, Inc. (EDT)
3. The Evergreen Construction

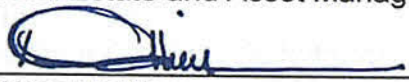
After review, evaluation and consideration of all available information related to the requirements and evaluation criteria of the RFP, the Evaluation Committee has determined that the proposal submitted by **Engineering Design Technologies, Inc.** with a total score of **90.66%**, is the recommended vendor for the award of 17RFP0992017K-JAJ, Design/Build Services for Library CIP Renovations, Group 2.


The Evaluation Committee members attest that each member scored each proposal independently in accordance with the evaluation criteria set forth in the Request for Proposal and that their individual score is a part of the final scores in the attached Evaluation Matrix.

**EVALUATION COMMITTEE MEMBERS:**

  
\_\_\_\_\_  
Gabriel Morley  
Director  
Atlanta-Fulton Public Library

  
\_\_\_\_\_  
Ellis Kirby  
Director  
Real Estate and Asset Management

  
\_\_\_\_\_  
Alfred Collins  
Assistant Director, Building Engineering/Library Projects, AFPL  
Real Estate and Asset Management

  
\_\_\_\_\_  
Gayle Holloman  
Division Manager  
Atlanta-Fulton Public Library

EVALUATION CRITERIA	WEIGHT	CT Darnell Construction	The Evergreen Construction	Engineering Design Technologies, Inc.		
Technical Approach – Pre-Design and Design Services	15%	12.188	12.188	13.125		
Technical Approach – Pre-Construction and Scheduling	15%	15.00	14.06	14.06		
Technical Approach – Construction and Post Construction	15%	12.188	12.188	13.125		
Qualifications and Experience of Key Personnel	10%	8.75	8.75	10.00		
Relevant Project Experience	13%	10.563	13.00	11.375		
Availability of Key Personnel	5%	3.125	5.00	4.375		
Local Preference	5%	5.00	5.00	5.00		
Service Disabled Veterans Preference	2%	0.00	0.00	0.00		
Cost Proposal	20%	20.00	17.80	19.60		
<b>TOTAL SCORE:</b>	<b>100%</b>	<b>86.814</b>	<b>87.986</b>	<b>90.66</b>		

EXHIBIT 1

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DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE				
CONTRACTORS PERFORMANCE REPORT CONSTRUCTION SERVICES				
Report Period Start	Report Period End		Contract Period Start	Contract Period End
1/1/2012	5/31/2012		6/1/2011	5/31/2012
PO Number				PO Date
N/A				
Department	FACILITIES AND TRANSPORTATION SERVICES			
Bid Number	08ITB64116K-JD			
Service Commodity	Construction & Renovation of Senior Multipurpose Facilities			
Contractor	EDT Construction, Inc. <span>Reset</span>			

0 = Unsatisfactory

Achieves contract requirements less than 50% of the time, not responsive, effective and/or efficient, unacceptable delay, incompetence, high degree of customer dissatisfaction.

1 = Poor

Achieves contract requirements 70% of the time, marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customers somewhat satisfied.

2 = Satisfactory

Achieves contract requirements 80% of the time; generally responsive, effective and/or efficient; delays are reasonable and/or results in minor program adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction.

3 = Good

Achieves contract requirements 90% of the time. Usually responsive; effective and/or efficient; delays have not impact on programs/mission; key employees are highly competent and seldom require guidance; customers are highly satisfied.

4 = Excellent

Achieves contract requirements 100% of the time. Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded.

1. Project Development (-Specification Compliance - Technical Excellence - Reports/Administration - Personnel Qualification)

Comments:

0 Contractor was very proactive in getting projects and scopes realized communicated to CPM as project developed.

1

2

3

4

2. Design (-Were Milestones Met Per Contract - Reliability - Responsiveness to Direction/Change - On Time Completion - Liquidated Damages)

Comments:

0 Contractor communicates well and on time on intended design of various systems.

1

2

3

4

3. Award - Proposal Development (-Met Timeless/Due Dates - Reasonable/Cooperative - Flexible/Motivated - Prompt Problem Notification)

Comments:

0 Contractor does an outstanding job in resolving issues when they occur.

1

2

3

4

4. Construction (-Mobilization Timely - Were Milestones Met - Met/Exceeded Specifications - Within Budget Performance - Proper Invoicing - Quality of Work - Responsive to Owner)


Comments:

0

<input type="radio"/> 1	Never a delay on project assignments. Very responsive.
<input type="radio"/> 2	
<input checked="" type="radio"/> 3	
<input type="radio"/> 4	

## 5. Closeout Action and Contractors Key Personnel (-Effective Management - Credentials/Experience - Ability to Accomplish Mission - Conduct)

<input type="radio"/> 0	Comments:
<input type="radio"/> 1	Personnel are very reliable, trustworthy and accomplish all goals.
<input type="radio"/> 2	
<input checked="" type="radio"/> 3	
<input type="radio"/> 4	

Overall Performance Rating:	3.2		
Would you select/recommend this vendor again? (Check box for Yes. Leave Blank for No)		Rating completed by:	Zewdie Bekele
<input checked="" type="radio"/> Yes <input type="radio"/> No			
Department Head Name	Department Head Signature		Date
			5/15/2012 8/27/12

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