



INTEROFFICE MEMORANDUM

TO: Board of Commissioners
FROM: Office of the County Manager
DATE: June 6, 2023
SUBJECT: Agenda Item # 23-0378

The above referenced agenda has been amended to include the completed Exhibit 1: Evaluation Committee Recommendation Letter with attachments for Agenda Item 23-0378. The current attachment was a placeholder until all signatures were received.

23-0378 Real Estate and Asset Management

Request approval of a recommended proposal - Fulton County Department of Real Estate and Asset Management, RFP#23RFP041723K-JA, Design/Build Services for the Fulton County Behavioral Health Crisis Center in the total amount of \$11,377,902.00 with Hogan Construction Group, LLC (Norcross, GA), to provide Design/Build services for the construction of the Fulton County Behavioral Health Crisis Unit at the Oak Hill Child Adolescent & Family Center located at 2805 Metropolitan Parkway, SW, Atlanta, GA 30315. Effective upon issuance of Notice to Proceed (NTP) through the anticipated issuance of a Temporary Certificate of Occupancy (TCO) after 217 calendar days or until completion of the construction project as determined by Fulton County.

Thank you



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 23-0378

Meeting Date: 6/7/2023

Department

Real Estate and Asset Management

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

Request approval of a recommended proposal - Fulton County Department of Real Estate and Asset Management, RFP#23RFP041723K-JA, Design/Build Services for the Fulton County Behavioral Health Crisis Center in the total amount of \$11,377,902.00 with Hogan Construction Group, LLC (Norcross, GA), to provide Design/Build services for the construction of the Fulton County Behavioral Health Crisis Unit at the Oak Hill Child Adolescent & Family Center located at 2805 Metropolitan Parkway, SW, Atlanta, GA 30315. Effective upon issuance of Notice to Proceed (NTP) through the anticipated issuance of a Temporary Certificate of Occupancy (TCO) after 217 calendar days or until completion of the construction project as determined by Fulton County.

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

In accordance with the State of Georgia 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 PM, D/B Projects) costing \$100,000 or more shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Open and Responsible Government

Commission Districts Affected

- All Districts ☒
- District 1 ☐
- District 2 ☐
- District 3 ☐
- District 4 ☐
- District 5 ☐
- District 6 ☐

Is this a purchasing item?

Yes

Summary & Background Request approval of the recommended proposal to provide Design/Build Services for the Fulton County Behavioral Health Crisis Center.

Scope of Work: To provide Design-Build services for the construction of the Fulton County Behavioral Health Crisis Unit at the Oak Hill Child, Adolescent, & Family Center located at 2805 Metropolitan Parkway, SW, Atlanta, GA 30315.

The project goal is to construct an additional wing at and partially renovate Fulton County's Oak Hill Child, Adolescent, & Family Center. The improvements will house the County's new Adult Behavioral Health Crisis Unit. The construction will also include the partial renovation of the current administrative office area due to the new unit being connected to the current facility. The existing Oak Hill complex underwent a major renovation and additions in 2012 that interconnected the four original buildings on site. This project will require all engineering, construction, quality control, and other services as necessary to complete the design and construction of approximately 23,309 SF for the new facility and connected areas.

The Design Build Services shall consist of, but not limited to:

- Project Management (coordination with Fulton County Staff and Departments)
- Building analysis and Mobilization Plan
- Management and execution of a Safety Plan
- Prepare project schedule and monthly updates to reflect variance
- Provide recovery schedule and recommendations
- Management and execution of Design - Construction Documents Phase
- Management and execution of all required permits
- Management and execution of the Construction Procurement Phase
- Management and execution of all Construction Phase activities
- Management and execution of the Post Construction Phase
- The Design-Builder is required control of time and cost of project

The County requires a project schedule that achieves substantial completion with a temporary certificate of occupancy (TCO) within 217 calendar days of notice to proceed.

Community Impact: The successful completion of this project will provide citizens with access to Fulton County's first ever Behavioral Health Crisis facility. This facility will provide previously unavailable access to care and treatment options for individuals experiencing a behavioral health crisis.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval.

The recommended design-builder will work in collaboration with the DREAM's Building Construction team and the County's Department of Behavioral Health representatives.

Project Implications: This contract's intent is to provide a fully functional Behavioral Crisis Center to meet the Behavioral Health Crisis needs of the constituents and employees of Fulton County's Behavioral Health Crisis Unit at Oak Hill Child Adolescent & Family Center.

Community Issues/Concerns: None of which the Department is aware.

Department Issues/Concerns: If this proposal is not approved, the County does not have the capacity, or the expertise, to perform the Design/Build services for the expansion and renovation to the Fulton County Behavioral Health Crisis Center.

Contract Modification No, this is a new procurement.

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

The Contract Value is \$11,377,902.00, the Construction Value is \$9,166,498.00

Contract Value: \$11,377,902.00
Prime Vendor: Hogan Construction Group, LLC/The Collaborative Firm, LLC Joint Venture (75/25)
Prime Status: Hogan (Non-Minority) 75% & The Collaborative Firm (AAMBE) 25%
Location: Norcross, GA
County: Gwinnett County
Prime Value: TBD

Subcontractor Value: TBD

Subcontractors: The Contractor must identify the subcontractors that will be utilized for this project 6 weeks after issuance of 75% construction documents

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

Exhibit 1: Evaluation Committee Recommendation Letter
Exhibit 2: Contractor's Performance Report

Contact Information *(Type Name, Title, Agency and Phone)*

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

Contract Attached

No

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$0.00
Previous Adjustments: \$0.00
This Request: \$11,377,902.00
TOTAL: \$11,377,902.00

Grant Information Summary

Amount Requested:

Match Required:

Start Date:

End Date:

Match Account \$:

- ☐ Cash
- ☐ In-Kind
- ☐ Approval to Award
- ☐ Apply & Accept

Fiscal Impact / Funding Source**Funding Line 1:**

448-520-ARP1-HINF: American Rescue Plan, Real Estate and Asset Management, Health Infrastructure - \$11,377,902.00

Key Contract Terms	
Start Date: Effective upon issuance of Notice to Proceed with Temporary Certificate of Occupancy (TCO)	End Date: Issued within 217 calendar days or until successful completion of project as determined by Fulton County
Cost Adjustment:	Renewal/Extension Terms:

Overall Contractor Performance Rating: 3.40**Would you select/recommend this vendor again?**

Yes

Report Period Start:
12/6/2018**Report Period End:**
4/10/2021



INTEROFFICE MEMORANDUM

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

FROM: Evaluation Committee Recommendation Letter

DATE: May 30, 2023

PROJECT: 23RFP041723K-JA, Design-Build Services for Fulton County Behavioral Health Crisis Center

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 Fulton County Public Library System.

One (1) qualified firm submitted proposals for evaluation and consideration for award of this project:

1. Hogan Construction Group, LLC.

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 **Hogan Construction Group, LLC.** with a total score of _____ is the recommended vendor for the award of **23RFP041723K-JA, Design-Build Services for Fulton County Behavioral Health Crisis Center.**

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.

SELECTION COMMITTEE MEMBERS:

Joseph Davis, Director
Department of Real Estate and Asset Management (DREAM)

Timothy Dimond, Deputy Director
Department of Real Estate and Asset Management (DREAM)

Lloyd Nesbitt, Project Manager
Department of Real Estate and Asset Management (DREAM)

EVALUATION CRITERIA	WEIGHT	Hogan Construction Group, LLC.
Executive Summary	2	
Relevant Project Experience	15	
Project Team Qualifications	15	
Project Approach	30	
Accelerated Scheduling	18	
Availability of Personnel	5	
Employee Training	10	
Cost Proposal	10	
TOTAL SCORE:	100.00	

**To sum Total Score columns highlight the row and press F9*



**DEPARTMENT OF PURCHASING &
CONTRACT COMPLIANCE**

CONTRACTORS PERFORMANCE REPORT

PROFESSIONAL SERVICES

Report Period Start	Report Period End	Contract Period Start	Contract Period End
Purchaser Order Number		Purchase Order Date	
Department			
Bid Number		Service Commodity	
Contractor			
Performance Rating			
0 = Unsatisfactory	Archives contract requirements less than 50% of the time not responsive, effective and/or efficient; unacceptable delay; incompetence; high degree of customer dissatisfaction.		
1 = Poor	Archives contract requirements 70% of the time. Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customer somewhat satisfied.		
2 = Satisfactory	Archives contract requirements 80% of the time. Generally responsive, effective and/or efficient; delays are excusable and/or results in minor programs adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction.		
3 = Good	Archives 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	Archives 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. Quality of Goods/Services		(Specification Compliance – Technical Excellence – Reports/Administration – Personnel Qualification)	
	0		
	1		
	2		
	3		
	4		
2. Timeliness of Performance		(Were Milestones Met Per Contract – Response Time (per agreement, if applicable) – Responsiveness to Directions/ Change – On Time Completion Per Contract)	
	0		
	1		
	2		
	3		
	4		

3. Business Relations		(Responsiveness to Inquires – Prompt Problem Notifications)
	0	
	1	
	2	
	3	
	4	
4. Customer Satisfaction		(Met User Quality Expectations – Met Specification – Within Budget – Proper Invoicing – No Substitutions)
	0	
	1	
	2	
	3	
	4	
5. Contractors Key Personnel		(Credentials/Experience Appropriate – Effective Supervision/Management – Available as Needed)
	0	
	1	
	2	
	3	
	4	

Overall Performance Rating		Date	
Would you select/recommend this vendor again?			
Rating completed by:			
Department Head Name:			
Department Head Signature			

After completing the form:
 Submit to Purchasing
 Print a copy for your records
 Save the form



INTEROFFICE MEMORANDUM

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

FROM: Evaluation Committee Recommendation Letter

DATE: May 30, 2023

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1. Hogan Construction Group, LLC.

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 **Hogan Construction Group, LLC.** with a total score of **91.33** is the recommended vendor for the award of **23RFP041723K-JA, Design-Build Services for Fulton County Behavioral Health Crisis Center.**

Evaluation Committee Recommendation Letter

May 30, 2023

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The Evaluation Committee members attest that each member scored each proposal independently in
for Proposal and that their individual score is a part of the final scores in the attached Evaluation Ma

SELECTION COMMITTEE MEMBERS:

DocuSigned by:

A handwritten signature in black ink that reads "Joseph Davis".

Joseph Davis, Director

Department of Real Estate and Asset Management (DREAM)

DocuSigned by:

A handwritten signature in black ink that reads "Timothy Dimond".

Timothy Dimond, Deputy Director

Department of Real Estate and Asset Management (DREAM)

DocuSigned by:

A handwritten signature in black ink that reads "Lloyd Nesbitt".

Lloyd Nesbitt, Project Manager

Department of Real Estate and Asset Management (DREAM)

23RFP041723K-JA - Design-Build Services for Fulton County Behavioral Health Crisis Center (BIDS PUBLISHED)

Oral Presentation LATE

Status Finalized
Weight 90 pts
Deadline 05/25/2023 05:00 PM EDT

Evaluators	Section Assigned	Status
Joseph davis	Entire Form	Finalized
Timothy Dimond	Entire Form	Finalized
Lloyd Nesbitt	Entire Form	Finalized

Bidders	Evaluation Status	Score (/90)	Score (%)	Final Decision
Hogan Construction Group, LLC Org No: 723295	Finalized	81.33	90.37	Pass

Evaluation Criteria			Weight 60%
Evaluators	Status	Score (/60)	Decision
Joseph davis Comment: Answered any and all concerns about their understanding and ability to do this job.	Finalized	58.25	Pass
Timothy Dimond Comment: They interview and filled in the gaps.	Finalized	48.25	Pass
Lloyd Nesbitt	Finalized	59.25	Pass

Project Approach			Weight 30%
Evaluators	Status	Score (/30)	Decision
Joseph davis Comment: Answered any and all concerns about their understanding and ability to do this job.	Finalized	29.25	Pass
Timothy Dimond Comment: They interview and filled in the gaps.	Finalized	21.75	Pass
Lloyd Nesbitt	Finalized	27.25	Pass

Price
Status Finalized
Weight 10 pts
Price Formula Standard Formula

Bidders	Submitted Price	Score (/10)
Hogan Construction Group, LLC Org No: 723295	\$11,377,902.00	10 (100%)

Final Score**Status**

Finalized

Bidders	Final Score (/190)
Hogan Construction Group, LLC Org No: 723295	91.33 pts Original: 150.08 pts 48.07%