



# Fulton County

## Legislation Text

File #: 23-0378, Version: 1

### 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. **(APPROVED)**

### 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:  Cash  
Match Required:  In-Kind

Start Date:  Approval to Award  
End Date:  Apply & Accept  
Match Account \$:

## 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