



Fulton County

Legislation Details (With Text)

File #:	22-0824	Version:	1	Name:	
Type:	CM Action Item - Open & Responsible Government	Status:		Passed	
File created:	9/20/2022	In control:		Board of Commissioners	
On agenda:	11/2/2022	Final action:		11/2/2022	
Title:	Request approval of a recommended proposal - Fulton County Library System, 22RFP134545K-BKJ, Design/Build Services for the East Point Library Expansion, for the Library Capital Improvement Program, Phase II (FCLS-CIP), for a Guaranteed Maximum Price (GMP) in an amount not to exceed \$1,160,150.00 with Albion General Contractors (Sandy Springs, GA), to provide Design/Build services for expansion of the East Point Library. Effective upon issuance of Notice to Proceed for 584 calendar days or completion of construction project as determined by the County. (APPROVED)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 Evaluation Committee Recommendation Letter, 2. Exhibit 2 Contractor's Performance Report, 3. 2022-0824

Date	Ver.	Action By	Action	Result
11/2/2022	1	Board of Commissioners	approve	Pass

Department

Library

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

Request approval of a recommended proposal - Fulton County Library System, 22RFP134545K-BKJ, Design/Build Services for the East Point Library Expansion, for the Library Capital Improvement Program, Phase II (FCLS-CIP), for a Guaranteed Maximum Price (GMP) in an amount not to exceed \$1,160,150.00 with Albion General Contractors (Sandy Springs, GA), to provide Design/Build services for expansion of the East Point Library. Effective upon issuance of Notice to Proceed for 584 calendar days or completion of construction project as determined by the County. **(APPROVED)**

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

In accordance with State of GA O.C.G.A. § 36-91-20, 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.

Strategic Priority Area related to this item

Arts and Libraries

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 East Point Library Expansion project.

Scope of Work: The Department of Real Estate and Asset Management requests approval of the recommended proposal submitted by Albion General Contractors to provide Design/Build Services through all phases of design and construction of the approximately 1,820 sq. ft. addition to East Point Library. Expansion of the library will include, but not necessarily limited to, the addition of 864 sf of flexible space to be used a Maker Space, Conference Room, Storage Space, Relocation of staff restroom and increasing staff work area and adding the Children's area Craft/Story time Room.

The Design/Builder will work closely with the County's Library System, Program Wide Consultants (under contract to County) for Technology, FF&E and Wayfinding design.

Community Impact: This request involves the expansion of the library in the community of East Point, Georgia. The successful expansion and completion of the construction on this library will impact communities throughout Fulton County.

Department Recommendation: The Library recommends approval of proposal to provide Design/Build services for expansion of the East Point Library.

After reviewing four (4) qualified firm's proposals, the evaluation and consideration of all available information related to the requirements and evaluation criteria of the RFP #22RFP134545K-BKJ, the Evaluation Committee has determined that the proposal submitted by Albion (90.16%) is the recommended Contractor to provide Design/Build services for expansion of the East Point Library until contract completion as determined by Fulton County.

The recommended Design/Builder will work in collaboration with the DREAM's Bond Construction Management Team and the County's Library representatives.

Project Implications: This contract intent is to restore a designated existing facility, economically and efficiently, to a condition which will be fully functional to meet the long-term space and services needs of the constituents and employees of East Point Library. 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 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 expansion of the East Point Library.

Contract Modification: This is a new procurement.

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

The Contract Value \$1,160,150.00 minus the Owners Contingency \$89,139.00 totals Construction Value of \$1,071,011.00

Construction Value: \$1,071,011.00
Prime Vendor: Albion General Contractors
Prime Status: Small Business Enterprise (SBE) - Certified
Location: Atlanta, GA
County: Fulton County
Prime Value: \$1,071,011.00 or 100.00%

Subcontractor: Shear Structural
Subcontractor Status: White Female Business Enterprise-Certified
Location: Chamblee, GA
County: Dekalb County
Contract Value: TBD

Subcontractor: GTP Consulting Engineers
Subcontractor Status: Small Business Enterprise (SBE) - Certified
Location: Duluth, GA
County: Gwinnett County
Contract Value: TBD

Total Construction Value: \$1,071,011.00 or 100.00%
Total Certified Value: \$1,071,011.00 or 100.00%

The Prime Contractor must ensure that all subcontractors that will be utilized on this contract have been identified for all bid packages released no later than eight (8) weeks after 100% Construction Documents are released.

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: \$1,160,150.00
TOTAL: \$1,160,150.00

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:

573-650-6500-L039: Library Bond Capital Phase 2, Library, East Point Expansion- \$1,160,150.00

Key Contract Terms	
Start Date: Effective upon issuance of NP Letter	End Date: 584 calendar days
Cost Adjustment:	Renewal/Extension Terms: O Time Project

Overall Contractor Performance Rating: 3.20

Would you select/recommend this vendor again?

Yes

Report Period Start: 1/5/2018
Report Period End: 1/21/2021