



# Fulton County

## Legislation Details (With Text)

<b>File #:</b>	22-0872	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	CM Action Item - Open & Responsible Government	<b>Status:</b>		Passed	
<b>File created:</b>	10/11/2022	<b>In control:</b>		Board of Commissioners	
<b>On agenda:</b>	11/16/2022	<b>Final action:</b>		11/16/2022	
<b>Title:</b>	Request approval of a recommended proposal - Fulton County Library System, RFP#22RFP032922K -CRB, Design/Build Services for the Peachtree Library Renovation, for the Library Capital Improvement Program, Phase II (FCLS-CIP), for Guaranteed Maximum Price (GMP) in the total amount of \$1,318,699.00 with Hogan Construction Group, LLC (Norcross, GA), to provide Design/Build services for renovation for the Peachtree Library. Effective upon issuance of Notice to Proceed for 548 calendar days or completion of construction project as determined by Fulton County. (APPROVED)				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Exhibit 1 Evaluation Committee Recommendation Letter, 2. Exhibit 2 Contractor's Performance Report

Date	Ver.	Action By	Action	Result
11/16/2022	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, RFP#22RFP032922K-CRB, Design/Build Services for the Peachtree Library Renovation, for the Library Capital Improvement Program, Phase II (FCLS-CIP), for Guaranteed Maximum Price (GMP) in the total amount of \$1,318,699.00 with Hogan Construction Group, LLC (Norcross, GA), to provide Design/Build services for renovation for the Peachtree Library. Effective upon issuance of Notice to Proceed for 548 calendar days or completion of construction project as determined by Fulton 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 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 *(If yes, note strategic priority area below)*

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 Peachtree Library renovation project.

**Scope of Work:** Department of Real Estate and Asset Management (DREAM) request approval of the recommended proposal submitted by Hogan Construction Group, LLC to provide Design/Build Services through all phases of design and construction for the renovation of the approximately 9,520 sq. ft. Peachtree Library.

**Community Impact:** This request involves the renovation of the library in the Atlanta community of Mid-town. 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 renovation for the Peachtree 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 #22RFP032922K-CRB; and the Evaluation Committee has determined that the following proposal submitted by Hogan Construction Group, LLC (90.20%) is the recommended Contractor to provide Design/Build services for the Peachtree Library renovation until contract completion as determined by Fulton County.

The recommended Construction Manager 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 designated, existing facility, economically and efficiently, to a condition which fully functional to meet the long-term space and services needs of the constituents and employees of Peachtree 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 that the Department is aware of.

**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 renovation of the Peachtree Library.

**Contract Modification** No, this is a new procurement.

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

The Contract Value \$1,318,699.00 minus the Owners Contingency \$113,397.00 totals Construction Value of \$1,205,302.00

Construction Value: \$1,205,302.00  
Prime Vendor: Hogan Construction Group, LLC  
Prime Status: Non-Minority  
Location: Norcross, GA  
County: Gwinnett County  
Prime Value: \$1,205,302.00 or 100.00%

Total Construction Value: \$1,205,302.00 or 100.00%  
Total Certified Value: \$-0-

***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 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: \$1,318,699.00  
TOTAL: \$1,318,699.00

## Grant Information Summary

Amount Requested: ☐ Cash  
Match Required: ☐ In-Kind

Start Date:

End Date:

Match Account \$:

☐ Approval to Award

☐ Apply & Accept

## Fiscal Impact / Funding Source

### Funding Line 1:

573-650-6500-L037: Library Bond Capital Phase 2, Library, Peachtree Library- \$1,318,699.00

Key Contract Terms	
<b>Start Date:</b> Effective upon issuance of Notice to Proceed	<b>End Date:</b> 548 calendar days of completion of construction project as determined by Fulton County
<b>Cost Adjustment:</b>	<b>Renewal/Extension Terms:</b>

**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