



# Fulton County

## Legislation Text

File #: 22-0871, Version: 1

### Department

Library

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

Request approval of a recommended proposal - Fulton County Library System, 22RFP040222K-CRB, Design/Build Services for the Martin Luther King, Jr. Library Renovation, for the Library Capital Improvement Program, Phase II (FCLS-CIP), for Guaranteed Maximum Price (GMP) in an amount not to exceed \$675,875.00 with Albion General Contractors (Sandy Springs, GA), to provide Design/Build renovation services for the Martin Luther King, Jr. 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. § 36-91-20, 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 *(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 Martin Luther King, Jr. Library renovation project.

**Scope of Work:** Department of Real Estate and Asset Management (DREAM) and the Library request approval of the recommended proposal submitted by Albion General Contractors, Inc. to provide Design/Build Services through all phases of design and construction for the renovation of the

approximately 4,100 sq. ft. Martin Luther King, Jr. Library.

**Community Impact:** This request involves the renovation of the library in the Old 4<sup>th</sup> Ward community of Atlanta. The successful completion of the construction on this library will impact communities throughout Fulton County.

**Department Recommendation:** DREAM and the Library recommends approval of proposal to provide Design/Build services for renovation for the Martin Luther King, Jr. Library.

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 Martin Luther King, Jr. 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 renovation of the Martin Luther King, Jr. Library.

**Contract Modification:** This is a new procurement.

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

**The Contract Value \$675,875.00 minus the Owners Contingency \$57,156.00 totals Construction Value of \$618,719.00**

**Construction Value:** \$618,719.00  
**Prime Vendor:** Albion General Contractors  
**Prime Status:** Small Business Enterprise (SBE) - Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$618,719.00 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: \$618,719.00 or 100.00%  
Total Certified Value: \$618,719.00 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 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: \$675,875.00  
TOTAL: \$675,875.00

**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 \$:	

**Fiscal Impact / Funding Source**

**Funding Line 1:**

573-650-6500-L038: Library Bond Capital Phase 2, Library, MLK Library renovation- \$675,875.00

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:** 3.20

**Would you select/recommend this vendor again?**

Yes

**Report Period Start:**  
1/5/2018

**Report Period End:**  
1/21/2021