



SANDY SPRINGS

CITY CLERK'S OFFICE

PUBLIC FACILITIES AUTHORITY

Rusty Paul, Chair
Andy Bauman
Tibby DeJulio
Melody Kelley
Melissa Mular
John Paulson
Jody Reichel

Tuesday, November 15, 2022

Special Called Meeting

6:00 PM

The Sandy Springs Public Facilities Authority Special Called Meeting will be held in the Studio Theatre at Sandy Springs City Hall (1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: **Public Meeting Portal (CivicClerk):** <https://sandyspringsga.civicclerk.com>
Zoom Webinar: <http://spr.gs/citycouncilmeeting>

Teleconference: **Phone:** (646) 558-8656 **Webinar ID:** 837 5464 0463

1. **CALL TO ORDER** - Chairperson Rusty Paul
2. **ROLL CALL** - Secretary
3. **APPROVAL OF MEETING AGENDA**
4. PFA2022-13 Approval of the September 6, 2022 Public Facilities Authority Special Called Meeting Minutes
(Presented by Raquel D. González, Secretary)

NEW BUSINESS

5. PFA2022-14 Request for the City of Sandy Springs Public Facilities Authority to Approve a Resolution to Revoke Previously Awarded Contract and to Approve Contract Award to Reeves Young for Construction Services for New Fire Station No.5 at 7800 Mount Vernon Road, and to Authorize the General Manager to Execute a Contract with Reeves Young
(Presented by David Wells, Director of Facilities/Capital Construction and Building Operations and Facilities)

6. **ADJOURNMENT**

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.
The City will make reasonable accommodations for those persons.*

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



TO: Members of the Public Facilities Authority

FROM: Dave Wells, Director of Facilities/Capital Construction and Building Operations

DATE: November 7, 2022 Submission for the November 15, 2022 Public Facilities Authority Meeting

ITEM: Request for the City of Sandy Springs Public Facilities Authority to Approve a Resolution to Revoke Previously Awarded Contract and to Approve Contract Award to Reeves Young for Construction Services for New Fire Station No.5 at 7800 Mount Vernon Road, and to Authorize the General Manager to Execute a Contract with Reeves Young

Recommendation:

Staff recommends that the City of Sandy Springs Public Facilities Authority ("PFA") make contract award to Reeves Young, to construct the City's New Fire Station 5 at 7800 Mount Vernon Road ("Project"), and authorize the General Manager to execute a contract with Reeves Young, subject to approval of the City of Sandy Springs ("City") Legal and Finance Departments, acting on behalf of the PFA.

Background:

On May 25, 2022, the City, acting on behalf of the PFA, issued its Request for Proposals ("RFP") seeking responses ("Proposals") from highly qualified and experienced contractors to construct the Project. Proposals from the following three (3) contractors ("Offerors") were received on June 28, 2022:

1. Cooper & Co.
2. Headley Construction
3. Reeves Young

Following individual review and scoring, the Evaluation Committee members met to discuss the Proposals. The Evaluation Committee reached consensus and selected the two (2) highest scoring Offerors for further consideration. These Offerors were Reeves Young and Cooper &

Co. Both Offerors demonstrated a superior understanding of the Project, with past experience very relevant to the size and scope of the Project.

The Evaluation Committee then considered fee proposals submitted by the two (2) Offerors named above, which were as follows:

Company	Base Bid (Allowances Included)
Cooper & Co.	\$8,020,000.00
Reeves Young	\$8,585,245.00

Based on qualifications and the fee proposals, City Council approved a resolution on September 20, 2022, awarding the contract to Cooper & Co. and authorizing the negotiation and execution of a contract with Cooper & Co. for construction of the Project. A contract was not executed because Cooper & Co. indicated it would not be able to maintain the pricing described in its fee proposal, as further discussed below.

Discussion:

On October 12, 2022, staff met with Cooper & Co. to discuss the contract for the Project. Cooper & Co. indicated an inability to maintain its pricing as submitted in the fee proposal and submitted a revised contract price of approximately \$8,800,000. Staff directed Cooper & Co. to review its pricing and provide the City with a firm cost committal and ideas for potential value savings to bring the Project back into the original pricing range as submitted in Cooper & Co.'s fee proposal. Because Cooper & Co.'s pricing now exceeded Reeves Young's pricing in the fee proposals, staff also asked Reeves Young to present a best and final offer.

The City received the final revised pricing numbers from the two (2) Offerors, as follows:

Company	Reconfirmed Base Bid (Includes changing site from Classified to Unclassified)
Cooper & Co.*	\$8,557,579.00
Reeves Young	\$8,400,000.00

(*) NOTE: Cooper's fee proposal also would require the City to pay for material cost escalation on various subcontractor trades. The value of this extra cost is unknown. Reeves Young has no material cost escalation requirement.

Financial Impact:

With both Offerors being capable of completing the Project, an award to Reeves Young would allow for a cost savings of \$160,000.00, including escalation costs. There is adequate funding in Project P0004 to award this contract.

Alternatives:

Council may elect to continue contract award discussions with Cooper & Co. or to re-bid and delay the construction of Fire Station No. 5.

Review:

Karina Reyna, Assistant City Clerk	Created/Initiated - 11/9/2022
Dave Wells, Director of Facilities/Capital Construction and Building Operations	Approved - 11/9/2022
Toni Carlisle, Chief Financial Officer	Approved - 11/9/2022
Kathy Williams, Staff Attorney	Approved - 11/9/2022
Eden Freeman, City Manager	Final Approval - 11/11/2022

Attachments:

1. Cooper Company Cost Proposal- Fire Station 5
2. RY Cost Proposal- Fire Station 5
3. Resolution - Reeves Young Fire Station 5 Construction Services Award



November 2, 2022

Attn: Richard Collins
Sandy Springs
1 Galambos Way
Sandy Springs, Ga. 30328

RE: Price Escalations for Sandy Springs Fire Station #5

Richard,

Please see attached the price escalation worksheet showing changes in costs from 6/28/22 to 11/2/22. There have been several adjustments to the price escalations from our previous meeting on 10/12/22. Please note the following:

- The total difference in cost from 6/28/22 to 11/2/22 is \$603,579. This amount is approximately \$200,000 less than the amount of escalation discussed during our 10/12/22 meeting.
- I was able to find some price savings in 4 items not identified in the 10/12/22 meeting.
- I removed our fee on the price difference in order to help the situation as best we could.

Thus, the new base bid as of 11/2/22 is **\$8,623,579**

The updated price includes 1,000 CY of unsuitable soil removal and replacement with suitable soil. If the project can be deemed classified and unsuitable soils changed to owner pay via change order, then **\$66,000** can be deleted from the new base bid amount.

In addition, I have found roughly **\$350,000 of value engineering available if needed**. These items can be submitted as requested.

Thanks,

A handwritten signature in blue ink, appearing to read "Jim Cooper", followed by a long horizontal line extending to the right.

Jim Cooper
Vice President

304 Tribble Gap Rd., Suite 100
Cumming, Georgia 30040
(770) 888-2650
jim@coopergc.com



SANDY SPRINGS

GEORGIA

CONSTRUCTION MANAGER SERVICES FOR SANDY SPRINGS FIRE STATION NO. 5

RFP NO. 22-053 | COST PROPOSAL



Reeves Young, LLC
45 Peachtree Ind. Blvd. NW
Sugar Hill, Georgia 30518
www.reevesyoung.com



**APPENDIX 1
COST PROPOSAL FORM**

BASE BID. Offeror's Base Bid for construction of Fire Station #5 is \$ 7,880,000.00.

ALLOWANCES. In addition to the Base Bid stated above, Offeror includes the following allowances for the work stated **as a part of the Total Bid shown at this end of this Proposal**. All allowances shall be reconciled upon completion of the work, and any unused amounts shall be returned to the City. The following allowances shall be used and are inclusive of all Contractor's mark up, fees, costs and general conditions.

1. Fire Station Alerting System Allowance

The following allowance is to design, furnish and install a complete Fire Station Alerting System. Conduit rough-in is included in the Base Bid per the plans and specifications in the Contract Documents.

Fire Station Alerting System: Three Hundred Twenty Thousand Dollars (\$320,000.00)

2. Fire Station Security System Allowance

The following allowance is to design, furnish and install a complete Fire Station Security System. Conduit rough-in is included in the Base Bid per the plans and specifications in the Contract Documents.

Fire Station Security System: Seventy-Five Thousand Dollars (\$75,000.00)

3. Fire Station A/V System Allowance

The following allowance is to design, furnish and install a complete Fire Station Audio/Visual System. Conduit rough-in is included in the Base Bid per the plans and specifications in the Contract Documents.

Fire Station A/V System: Ninety Thousand Dollars (\$90,000.00)

4. Fire Station Data/Telecom System Allowance

The following allowance is to design, furnish and install a complete Fire Station Data and Telecom System. Conduit rough-in is included in the Base Bid per the plans and specifications in the Contract Documents.

Fire Station Data/Telecom System: Thirty-Five Thousand Dollars (\$35,000.00)

TOTAL ALLOWANCES: Five Hundred Twenty Thousand Dollars (\$520,000.00)

[Complete Cost Proposal Schedule on Following Page]

COST PROPOSAL FORM (Continued)	
Base Bid	\$ <u>7,880,000.00</u>
Allowance: Fire Station Alerting System	\$ 320,000.00
Allowance: Fire Station Security System	\$ 75,000.00
Allowance: Fire Station A/V System	\$ 90,000.00
Allowance: Fire Station Data/Telecom System	\$ 35,000.00
TOTAL BID (BASE BID plus ALLOWANCES)	\$ <u>8,400,000.00</u>

COST PROPOSAL FORM (Continued)	
Bid Alternate: Custom Wood Cabinets in the Kitchen instead of Stainless Steel Cabinets. Stainless Steel Cabinets as shown in the drawings and specifications are to be part of the Base Bid.	\$ <u>Deduct of \$32,639.00</u>

APPENDIX 2

COST PROPOSAL CERTIFICATION

The undersigned offers and agrees that if this Proposal is accepted by City Council within sixty (60) days of the date of Proposal opening, the undersigned will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

COMPANY: Reeves Young, LLC

ADDRESS: 45 Peachtree Industrial Blvd. NW, Sugar Hill, Georgia 30518

AUTHORIZED SIGNATURE: Chad McLeod


PRINT/TYPE NAME: _____

**STATE OF GEORGIA
COUNTY FULTON**

A RESOLUTION OF THE MEMBERS OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY TO REVOKE PREVIOUSLY AWARDED CONTRACT AND TO APPROVE CONTRACT AWARD TO REEVES YOUNG FOR CONSTRUCTION SERVICES FOR NEW FIRE STATION 5 AT 7800 MOUNT VERNON ROAD, AND TO AUTHORIZE THE GENERAL MANAGER TO EXECUTE A CONTRACT WITH REEVES YOUNG

WHEREAS, the City of Sandy Springs Public Facilities Authority (“PFA”) has determined to build a new fire station at 7800 Mount Vernon Road for the benefit of the City of Sandy Springs (“City”), to be known as Fire Station #5 (“Project”); and

WHEREAS, on May 25, 2022, the City, acting on behalf of the PFA, issued a Request for Proposals (“RFP”) to seek responses (“Proposals”) from highly qualified and experienced firms to perform the construction services for the Project described in the RFP (“Services”); and

WHEREAS, on June 28, 2022, the City received three (3) Proposals, including Proposals submitted by Cooper & Co. and Reeves Young; and

WHEREAS, an evaluation committee formed by the City (“Evaluation Committee”) evaluated the Proposals consistent with criteria established by the terms of the RFP to select a firm to construct the Project that represents the best overall value for the City and its residents; and

WHEREAS, based on the evaluations, Cooper & Co. and Reeves Young were advanced for further consideration; and

WHEREAS, on September 20, 2022, City Council made contract award to Cooper & Co. based on the Evaluation Committee’s recommendation; and

WHEREAS, subsequent to contract award, Cooper & Co. made changes to its fee proposal, resulting in a decision by the Evaluation Committee to request best and final offers from Cooper & Co. and Reeves Young; and

WHEREAS, the Evaluation Committee now desires that City Council revoke the September 20, 2022 contract award to Cooper & Co. due to changes to its fee proposal subsequent to contract award; and

WHEREAS, the Evaluation Committee has provided its Evaluation Memorandum in the form attached to this resolution, presenting the results of its evaluation, and recommending contract award to Reeves Young in the amount of \$8,400,000.00 for the reasons stated in the Evaluation Memorandum; and

WHEREAS, the PFA desires to accept the recommendation of the Evaluation Committee and to make award to Reeves Young consistent with the attached Evaluation Memorandum;

NOW, THEREFORE, BE IT RESOLVED by the City of Sandy Springs Public Facilities Authority, while in session on November 16, 2022, as follows:

1. The contract award made to Cooper & Co. on September 20, 2022, is hereby revoked; and

2. Reeves Young is hereby awarded a contract for construction of the Project in the amount of \$8,400,000.00, upon such terms and conditions as agreed by the parties and as determined by the City Attorney to be in the best interest of the City and the PFA; and
3. The City Manager/General Manager is hereby authorized to execute a contract with Reeves Young in the amount of \$8,400,000.00 for construction of the Project, as approved by the City Attorney and the City Finance Director, acting for the PFA; and
4. The City Manager/General Manager and the City Attorney are hereby authorized to take such actions as shall be deemed necessary or desirable to effectuate the intent of this resolution.

RESOLVED this the _____ day November, 2022.

Approved:

Russell K. Paul, Chair

Attest:

Raquel D. González, Secretary

(Seal)