

1. **CALL TO ORDER** - Chairperson Rusty Paul

Chair Rusty Paul called the meeting order at 6:00 p.m.

2. **ROLL CALL** - Secretary

Members Present: Chair Rusty Paul, Member Andrew Bauman, Member Tibby DeJulio, Member Melody Kelley, Member Melissa Mular, Member John Paulson, Member Jody Reichel

3. **APPROVAL OF MEETING AGENDA**

Motion and vote. A motion was made by Member Tibby DeJulio, seconded by Member Melody Kelley, to approve the meeting agenda. The motion carried by unanimous vote.

4. **PFA2022-13** Approval of the September 6, 2022 Public Facilities Authority Special Called Meeting Minutes

Motion and vote. A motion was made by Councilmember Jody Reichel, seconded by Councilmember Melissa Mular, to approve the September 6, 2022 Public Facilities Authority Special Called Meeting Minutes. The motion carried by unanimous vote.

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

Dave Wells, Director of Facilities/Capital Construction and Building Operations, presented the 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. 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 (<i>Allowances Included</i>)
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.

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 (<i>Includes changing site from Classified to Unclassified</i>)
Cooper & Co.*	\$8,557,579.00
Reeves Young	\$8,400,000.00

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.

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.

Motion and second. A motion was made by Member John Paulson, seconded by Member Jody Reichel, to approve the 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. The motion carried by unanimous vote.

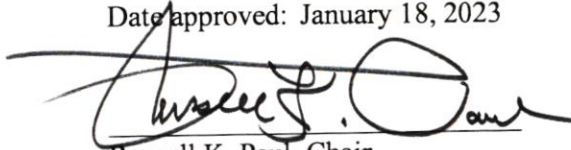
PFA Resolution No. 2022-11-07

6. ADJOURNMENT

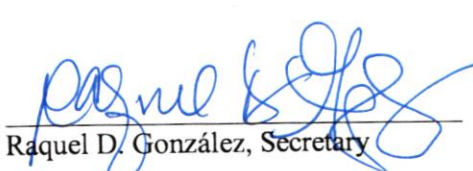
Motion and vote. A motion was made by Member Tibby DeJulio, seconded by Member Jody Reichel, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 6:07 p.m.

Date approved: January 18, 2023



Russell K. Paul, Chair



Raquel D. González, Secretary