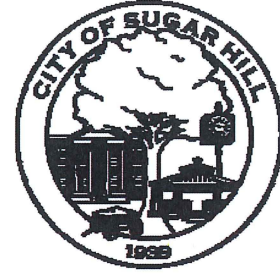


DATE: February 8, 2022
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: 22 Acre Park Construction Manager at Risk (CMAR)
RFP # 21-004



RECOMMENDED ACTION

Award the CMAR contract with ASTRA Group, LLC for the first phase of park construction at the 22-acre property on highway 20 west under the terms presented with their proposal.

Pre-Construction Phase:	\$10,000
GC Fee:	\$35,000/mo.
Fee:	7.5%

BUDGET IMPACT

The city has identified the first phase of this project in its 2022 capital improvement program budget and adequate funds of \$1.2M are reserved for its completion, pending establishment of the GMP and final scope. Sources of these budgeted funds are from SPLOST 2017 proceeds with ARPA funds held in reserve to cover any additional expenses eligible for the stormwater and water quality components of the project.

DISCUSSION

A few years ago, the city was able to acquire 22 acres of land east of Arbor Clos neighborhood and west of Sugar Ridge Road, previously owned by the Higgins family. The land's resources included an old house and other structures and two small ponds surrounded by pasture and wooded area. A public involvement process was engaged in 2017 to better identify scope expectations by the public for the intended passive park. The types of improvements sought included walking trails, greenway trail connection, greenspace/buffer, natural play ground features, fishing, picnic area, public parking, disc golf, with other requests for a dog park area.

In December, the advertisement for this opportunity was issued as RFP 21-004 for a construction manager at risk (CMAR) to finish out the design phase, assist in permitting, determine constructability, gauge volatile materials and schedule impacts and deliver a completed project. The Ads were placed on the city's website and on the Georgia Procurement Registry on December 16, 2021. Proposals were received on January 23, thirty-eight (38) days later, from only two firms and evaluations completed by a three-person selection committee to arrive at this final recommendation.

The two proposals were from Astra Group and from Reeves + Young. Astra has completed a number of park projects for Gwinnett County and has been expanding over the last decade, providing other site construction services throughout Georgia. Astra is headquartered in Woodstock. The other proposal was from Reeves+Young, who has also been active in park construction of late with projects throughout metro Atlanta. Reeves+Young is headquartered in Sugar Hill. The two firms were scored evenly in terms of staff and firm experience and qualifications, with the fee structure tipping the scales. The fee proposal evaluation on an eight-month schedule for this scale project would result in a difference of \$191,000, favoring the higher ranked proposal.

Below are the results of the committee's review of the proposals:

Methodology, Pre-Con, QA		Similar Projects	Project Super Experience	Fee Proposal	Financial & Safety Record	Notes Write out or Footnote	Weighted Average Score	AVERAGE Weighted Score	Rank
15%		20%	25%	25%	15%				
Astra	Member 1	10	9	9	10	10	9.55		1
	Member 2	9	10	9	10	9	9.45		
	Member 3	9	10	9	10	9	9.45	9.48	
Reeves Young	Member 1	10	10	9	7.5	8	8.83		2
	Member 2	10	9	10	7.5	10	9.18		
	Member 3	10	10	9	7.5	10	9.13	9.04	

After reviewing the proposals submitted and evaluating the qualifications against the published selection criteria, the committee is recommending award of the CMAR contract to ASTRA Group, LLC for Phase 1 of the 22 Acre park project. A contract will be prepared and presented for the Mayor's signature and work will begin on finalizing the pricing and guaranteed maximum price (GMP).