
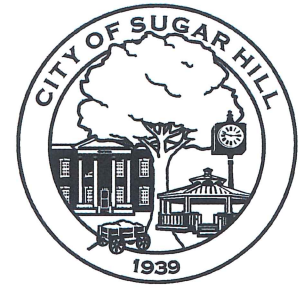


DATE: **May 9, 2022**  
TO: Mayor and City Council  
FROM:  Assistant City Manager  
SUBJECT: Contract Award  
RFP 22-005 CMAR -Ridge Lake Park



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## RECOMMENDED ACTION

Award the Construction Manager at Risk (CMAR) contract to Reeves Young, LLC of Sugar Hill for the Ridge Lake Park project.

## BUDGET IMPACT

The funds for this project are available from the SPLOST 17 recreation category. The 2022 Capital Improvement Budget anticipates using these funds for this project.

## DISCUSSION

In 2016, the city purchased 22+ acres of land along Highway 20 for the primary purpose of developing it into a passive park. The land contains two ponds, a large field area and good access via Highway 20. A design charrette was held to allow public input on the design, purpose, and use of the park. The presentation showed parking, a restroom building, a play area, trails, disc golf and a dock on one of the ponds.

Response to the design was favorable during the public involvement process. Public input suggested popular amenities such as trails and disc golf. Additional requests included the incorporation of a dog park. After inspection of the dams at the ponds, it was determined that upgrades were needed to the outflow structures to ensure continued service and safety.

With these things in mind, a design for initial development of a passive park was completed taking into account the most popular amenities from public input. The final design will include access from Highway 20, parking, a restroom building and pavilion, trails, a dock on the larger pond and a dog park.

One attempt to secure adequate proposals resulted in two responses; therefore, a second request for proposal (RFP) was prepared by city staff in consultation with our design firm, Falcon Design to identify a construction manager at risk (CMAR). The RFP was re-published in March with proposals due in April. A committee was assembled to review responses and make a recommendation. The two proposals received were evaluated using criteria established in the RFP.

The two responses were from Magnum Contracting and from Reeves Young. The first round attracted interest from Astra Group as well, but they did not respond during the second RFP process. The responses were scored by a selection committee made up of staff from both the Project Management and Parks and Recreation teams, resulting in the following scoring for each criteria shown:

Contractor		Methodology	Experience	Supervisor Experience	Financial and Safety Record	Fee Proposal	Totals	Rank
		15%	25%	25%	15%	20%		
Magnum Contracting, LLC	Member 1	6	10	7	7	6	7.4	2
	Member 2	10	7	7	9	6	7.55	
	Member 3	3	8	5	5	6	5.65	
Scoring Average		6.33	8.33	6.33	7.00	6.00	6.87	
Reeves Young	Member 1	10	10	7	10	7	8.65	1
	Member 2	9	10	9	10	7	9	
	Member 3	8	10	10	10	7	9.1	
Scoring Average		9.00	10.00	8.67	10.00	7.00	8.92	

After thorough reference checks and an interview, it was determined that Reeves Young, LLC was the best choice to represent the city as its CMAR. Reeves Young is a Sugar Hill contractor and has completed a number of projects for the city, such as one of the phases of Bowl Improvements (VIP Suites, Splash Park, and Plaza) as well as the site development for city hall.

Staff therefore recommends awarding the contract for Construction Manager at Risk to Reeves Young, LLC. The contract's final value will be determined once a guaranteed maximum price is established, but the pre-construction costs are fixed at \$38,500, General Conditions are \$47,700 per month and the percentage fee of the GMP is 3%. These prices are in line with other recent projects and the difference in the two proposals is \$20,000 (higher for RY) over the term of this project, expected to be a \$1.5M budget.