# COUNTY AGENDA REQUEST

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| Department: | Buildings and Grounds | Presenter(s): | Carlos Christian, Director |
| Meeting Date: | Thursday, February 12, 2015 | Type of Request: | New Business |

Wording for the Agenda:

Consideration of staff's request to award RFP #P915 - Old Jail Renovation Project to New South Construction (General Contractor) at the Guaranteed Maximum Price of $1,545,347.00, to award a separate contract to South Western Communications for $99,925.00 for the installation of specialized Security Electronic Systems, and to authorize the Administrator to sign the contract and associated documents.

Background/History/Details:

The old Fayette County jail is a 19,715 square foot facility with seven housing units holding a total of 75 two-man cells, along with an internal exercise yard and central control tower. The facility has been unoccupied for the last 14 years since the completion of the new jail. This project will renovate the old jail back to operational standards in order to provide additional inmate capacity to assist in the greater classification of prisoners.

Project work includes roof replacement and repairs, repairs to existing windows, installation of correctional grade plumbing fixtures; replacement of cell door locking systems, improvements to cells, day rooms and control tower; new correctional furniture, replacement and repairs to the HVAC system with a smoke evacuation fans, replacement of light fittings, and adding new security control systems, cameras and recording facilities linked back to the existing central control room in the new jail. A $10,000.00 allowance was included to connect additional circuits in the new jail to the emergency power generator.

The Purchasing Department concurs with the recommendation. If approved, New South Construction will begin work after receiving the Notice to Proceed and is targeting project completion by August 2015.

What action are you seeking from the Board of Commissioners?

Consideration of staff's request to award RFP #P915 - Fayette County Old Jail Renovation Project to New South Construction (General Contractor) at the Guaranteed Maximum Price of $1,545,347.00, to award a separate contract to South Western Communications for $99,925.00 for the installation of specialized Security Electronic Systems, and to authorize the County Administrator to sign the contract and associated documents.

If this item requires funding, please describe:

Project Funding is provided from Account #36130326-541320 5326A.

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| Has this request been considered within the past two years? | No | If so, when? | |
| Is Audio-Visual Equipment Required for this Request?* | No | Backup Provided with Request? | Yes |

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

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| Approved by Finance | Yes | Reviewed by Legal | |
| Approved by Purchasing | | County Clerk's Approval | Yes |
| Administrator's Approval | | | |

Staff Notes:

Fayette County

"Where Quality Is a Lifestyle"

Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, Georgia 30214
Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

From: Ted L. Burgess

Date: February 26, 2015

Subject: RFP #915: Old Jail Renovation – General Contractor and Security System Contractor

A plan has been developed to refurbish the 150-bed Old Jail, in order to have the capacity to assure the most appropriate classification of inmates. Gleeds USA is providing project and cost management, and K.A. Oldham Design, Inc. has provided architectural and design services.

At the meeting of December 11, 2014 the Board of Commissioners approved the staff's recommendation to appoint New South Construction Co., Inc. to serve as General Contractor. Staff had recommended New South from a field of five companies that responded to Request for Proposals #915. As part of their work, New South was to negotiate with sub-contractors, and establish an overall Guaranteed Maximum Price to renovate the Old Jail, subject to approval by the Board of Commissioners. This method allowed us to save time by working on the procurement process and the design simultaneously. It enabled work on the procurement process while the design was being completed. It allowed the General Contractor to be on board to partner with the county on the final design, and on fine-tuning details of the Scope of Work.

New South has obtained competitive price quotes from sub-contractors for the work covered by their contract. This will include all construction except for the security system. The Guaranteed Maximum Price submitted by New South for renovation (except the security system) is $1,545,347.00.

As mentioned in the December 11 agenda backup materials, a separate company will do work connected to the security control system, because of its highly specialized nature. Gleeds recommends contracting with South Western Communications (SWC) for this portion of the renovation for a number of reasons. They installed the security system in the New Jail and the Justice Center, and they are the county's on-going maintenance providers. To assure that SWC is quoting a favorable price, Gleeds obtained a quote from another company which was much higher, as explained in backup materials included in this agenda request. The price quoted by SWC is $99,925.00.

If the two contracts are awarded, that will bring the complete costs of the Old Jail Renovation project to:

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| Project & Cost Management | $95,000 |
| Architectural & Design Services | 121,100 |
| Construction (Guaranteed Maximum Price) | 1,545,347 |
| Security System Installation | 99,925 |
| Total Project | $1,861,372 |

I support the recommendation to award a contract to New South Construction Co., Inc. to serve as General Contractor for the Guaranteed Maximum Price of $1,545,347. I also support the recommendation to award a contract to SWC for security system installation for the price of $99,925.

Funds for these expenditures are budgeted in Organization Code 36130326, Project 5326A.