

To: Steve Rapson

Through: Ted L. Burgess 

From: Natasha M. Duggan 

Date: May 25, 2023

**Subject: Contract #2226-P: Construction Manager at Risk to Renovate School Building for Public Health Use**

Public Health District 4 and the Fayette County Public Health Department have partnered with the Board of Commissioners to provide a medical office building for public health and community mental health functions. It is proposed that the former East Fayette Elementary School be renovated for use as a Public Health facility.

The renovation and design of the Public Health building will be through the appointment of a Construction Manager at Risk (CMAR). The CMAR provides professional services and acts as a consultant to the owner in the design development and construction phases. The CMAR will work closely with the Project Manager, Morgan Mill Consulting, to develop final documents and bid packages for sub-contractors.

The Purchasing Department issued Request for Proposals #2226-P to secure a CMAR for the design and renovation of the East Fayette Elementary School to serve as a Public Health Office and medical building. Notice of the opportunity was emailed to 12 companies. Another 588 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity code #91819 (Buildings, Structures and Components Consulting), #91831 (Construction Consulting), and #91832 (Consulting Services, Not Otherwise Classified). The offer was also advertised through Georgia Local Government Access Marketplace, Channel 23, the Fayette County News and the Fayette County website.

Four firms submitted proposals. The Evaluation Committee, comprised of members from Environmental Management, Public Works, Purchasing, and the Project Manager scored the proposals based on the Technical Merit criteria documented in the RFP. The criteria included (1) firm history & capability, (2) relevant experience, (3) project personnel, (4) financial information, and (5) project approach. The prices were then scored and added to the Technical Merit scores (Attachment 1).

The Evaluation Committee recommends award of the contract to MEJA Construction, Inc. This is MEJA's first contract with the County, so a contractor performance evaluation is not available. References were contacted and all gave high recommendations.

MEJA's offered price of \$1,190,000 includes their General Contractor fee, pre-construction costs, and anticipated General Conditions and General Requirements Costs. These were calculated based on an estimated construction cost of \$10 million. The CMAR will competitively select construction subcontractors and suppliers, and then negotiate a Guaranteed Maximum Price with the County. At that point, the Board of Commissioners will be requested to approve the additional amounts, which will be added to the CMAR contract by change order.

Specifics of the proposed contract are as follows:

<b>Contract Name</b>	#2226-P: Construction Manager at Risk to Renovate School Building for Public Health Use	
<b>Contractor</b>	MEJA Construction, Inc.	
<b>Contract Amount</b>	\$1,190,000 excluding actual construction costs, which will be added by change order	
<b>Budget:</b>		
Fund	<b>375</b>	<b>CIP</b>
Org Code	37550110	Health
Object	541320	Buildings & Structures
Project	205AA	Public Health Building
Available	\$7,626,630.35	As of 5/10/2023

