


To: Steve Rapson

Through: Ted L. Burgess 

From: Natasha M. Duggan 

Date: January 25, 2024

**Subject: Contract 2337-P: Fayette County Fire & EMS Classroom Building and Training Tower Construction Manager at Risk**

The Fayette County Fire & EMS Classroom Building and Training Tower is the final phase of the development of a Public Safety Training Facility at 340 Hewell Road, Jonesboro, on the same site as the Fayette County Sheriff's Office Training Center. The project consists of a one-story 9,750sf building with training classrooms, office space, restrooms, breakroom, and an apparatus bay and a 4-5 story prefabricated metal Training Tower specifically designed to assist in the training of fire recruits. The tower will replace the existing training tower located behind the 911 Center.

The construction of the classroom building, and the training tower will be through the appointment of a Construction Manager at Risk (CMAR). The CMAR provides construction advice during the pre-construction & design phase and develops a Guaranteed Maximum Price (GMP). The CMAR then engages and manages the sub-contractors during construction to deliver the project for the agreed GMP. The CMAR will work closely with the Project Manager, Morgan Mill Consulting, to develop construction documents and bid packages for sub-contractors.

The Purchasing Department issued Request for Proposals 2337-P to secure a Construction Manager at Risk (CMAR) for the construction of the Fire & EMS Classroom Building and the Training Tower Construction. Notice of the opportunity was emailed to 15 companies. Another 1,949 were contacted through the web-based Georgia Procurement Registry. The offer was also advertised through Georgia Local Government Access Marketplace, the Fayette County website, Channel 23, and the Fayette County News.

Five firms submitted proposals. The Evaluation Committee, comprised of members from Fire and EMS, Engineering, 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. A Contractor Performance Evaluation is attached (Attachment 2).

MEJA's offered price of \$475,000 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 \$5.5 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>	2337-P: Fayette County Fire & EMS Classroom Building and Training Tower Construction Manager at Risk	
<b>Contractor</b>	MEJA Construction, Inc.	
<b>Contract Amount</b>	\$475,000 excluding actual construction costs, which will be added by change order	
<b>Budget:</b>		
Fund	<b>375</b>	<b>CIP</b>
Org Code	37530550	Fire
Object	541210	Other Improvements
Project	21AR4	Fire Training Building
Available	\$1,650,000	As of 1/10/2024

**Request for Proposals 2337-P: Fayette County Fire & EMS Classroom Building and Training Tower Construction Manager at Risk**

**EVALUATION SCORING SHEET**

Responder Name:		MAX POINTS	Albion General Contractors, Inc.	Cooper & Co. General Contractors, Inc.	MEJA Construction, Inc.	McLeRoy, Inc.	New South Construction
<b>TECHNICAL MERIT:</b>							
1	Firm History & Capability	10	7.0	8.2	9.8	5.8	9.2
2	Relevant Experience	20	11.2	18.6	11.8	9.8	19.0
3	Project Personnel	15	10.6	14.4	13.0	6.0	15.0
4	Financial Information	5	2.0	4.0	4.0	2.2	4.6
5	Project Approach	10	8.0	9.0	9.2	3.0	9.6
<b>Technical Merit Score</b>		<b>60</b>	<b>38.8</b>	<b>54.2</b>	<b>47.8</b>	<b>26.8</b>	<b>57.4</b>
	<i>Construction Estimate</i>		\$ 5,500,000.00	\$ 5,500,000.00	\$ 5,500,000.00	\$ 5,500,000.00	\$ 5,500,000.00
	<i>Pre-Construction Fee</i>		\$ 5,000.00	\$ 19,200.00	\$ -	\$ 62,330.00	\$ 45,150.00
	<i>GC&amp;GR</i>		\$ 446,672.00	\$ 473,800.00	\$ 310,000.00	\$ 541,502.00	\$ 573,670.00
	<i>Construction Management Fee %</i>		4.8%	3.2%	3.0%	3.0%	4.8%
<b>Proposed Price</b>			<b>\$ 712,922.00</b>	<b>\$ 669,000.00</b>	<b>\$ 475,000.00</b>	<b>\$ 768,832.00</b>	<b>\$ 880,070.00</b>
<b>Technical Merit Score</b>		<b>60</b>	<b>38.8</b>	<b>54.2</b>	<b>47.8</b>	<b>26.8</b>	<b>57.4</b>
<b>Proposed Price Score</b>		<b>20</b>	<b>10.0</b>	<b>11.8</b>	<b>20.0</b>	<b>7.6</b>	<b>2.9</b>
<b>Total Score</b>			<b>48.8</b>	<b>66.0</b>	<b>67.8</b>	<b>34.4</b>	<b>60.3</b>

Maximum points available are as follows:  
 Technical Merit 60  
 Proposed Price 20  
 Presentation (Optional) 20  
 Total Points Available 100

## FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

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1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: MEJA Construction, Inc.	Contract Number: 2226-P
Mailing Address: 107 Guthrie Way	Contract Description or Title: Public Health Building – CMAR with Design
City, St, Zip Code: Peachtree City, GA 30269	Contract Term (Dates) From: May 2023 - Present
Phone Number: 770-775-1700	Task Order Number: n/a
Cell Number: N/A	Other Reference:
E-Mail Address: <a href="mailto:jasonrogers@meja.us">jasonrogers@meja.us</a>	

### DEFINITIONS

**OUTSTANDING** – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

**EXCELLENT (Exc)** - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.

**SATISFACTORY (Sat)** - Vendor met minimum contractual requirements or performance expectations of the products/services.

**UNSATISFACTORY (UnSat)** - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

### EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule	X				
2. Condition of delivered products	X				
3. Quality of work	X				
4. Adherence to specifications or scope of work	X				
5. Timely, appropriate, & satisfactory problem or complaint resolution					X
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time					X
9. Adherence to contract budget and schedule	X				
10. Other (specify):					
11. Overall evaluation of contractor performance	X				

### EVALUATED BY

Signature: <i>T. Symonds</i>	Date of Evaluation: January 9 <sup>th</sup> 2024
Print Name: Tim Symonds	Department/Division:
Title: Consultant Project Manager	Telephone No: 404-392-5791

