

Request for Qualifications and Proposals

to provide

Construction Management-at-Risk Services

to

Macon-Bibb County, Georgia

For

Proposal No. __18-003-KMB__

Renovation

Luther Williams Baseball Field

150 Willie Smokey Glover Drive, 31201

For

Macon Bibb County, Georgia

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- Georgia Security and Immigration Compliance Act Affidavit
- Certification Regarding Debarment, Suspension Ineligibility and Voluntary Exclusion
- Non Collusion Affidavit

Statutory Payment and Performance Bonds are to be completed and submitted upon award of contract.

I. Request for Qualifications and Proposals

Notice is hereby given that Macon-Bibb County, Georgia, will receive sealed qualifications and proposals in the Purchasing Department, Suite 308 of the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia, until **12:00 NOON**, at the time legally prevailing in Macon, Georgia on **July 27, 2017**, for Construction Management-at-Risk Services for the renovation of Luther Williams baseball field / 150 Willie Smokey Glover Drive, Macon, Georgia.

LATE OR UN-SIGNED PROPOSALS WILL NOT BE ACCEPTED.

The names of responding firms will be publicly opened and read in the Macon-Bibb County Procurement Department, Suite 308 of the Macon-Bibb County Government Center, 700 Poplar Street, Macon, Georgia, on July 27, 2017, at 2:00 P.M.

Minority, Women Owned and other Disadvantaged Business Enterprises are encouraged to participate in the solicitation process. Additionally, respondents are encouraged to use M/W/DBE subcontractors where possible. Small and other disadvantaged businesses requiring assistance with the competitive process can contact Dr. James Louis Bumpus, Director of Small Business Affairs at (478) 803-0366 or jbumpus@maconbibb.us.

Qualification and Proposal documents may be examined and obtained at the Macon-Bibb County Procurement Department, Suite 308, Government Center, 700 Poplar Street, Macon, Georgia 31201, by calling (478) 803-0534, or may be viewed and or downloaded from one of the links included below.

Georgia Procurement Registry website
http://ssl.doas.state.ga.us/PRSapp/PR_custom_index.jsp?agency=61100

Macon-Bibb County Procurement Page
www.maconbibb.us/purchasing

At designated dates and times, the building and area affected by the work of this project will be open for interested respondents to visit.

A MANDATORY PRE-PROPOSAL MEETING IS SCHEDULED FOR 10:00 O'CLOCK A.M., JULY 18, 2017, at the PROCUREMENT CONFERENCE ROOM, SUITE 308 LOCATED AT 700 POPLAR STREET, MACON GEORGIA 31201. PROPOSER MUST BE PRESENT IN ORDER TO SUBMIT A RESPONSE.

Responses should be sealed and identified on the outside as “**RENOVATION OF THE LUTHER WILLIAMS BASEBALL FIELD**” and delivered to:

Macon-Bibb County Procurement Department
Suite 308, Macon-Bibb County Government Center
700 Poplar Street
Macon, Georgia 31201
Telephone: (478) 803-0554

No proposal may be withdrawn for a period of sixty (60) days after time has been called on date of opening of Qualifications and Proposals.

If a contract is awarded, the successful respondent will be required to indemnify, defend and hold Macon-Bibb County, Georgia, harmless from and against all claims, loss, liability, cost and expenses, including attorney's fees, howsoever arising or incurred, alleging damage to property or injury to, or death of, any person, arising out of, or attributable, to the Construction Manager's performance of the contract awarded.

The Owner reserves the right to reject any and all proposals and to waive technicalities and formalities.

A. Project Delivery Method: Construction Manager-at-Risk (CM)

The Project Team will be expected to expedite the completion of the project while maintaining high levels of design, quality and cost control. Project design is in progress, and the successful Construction Manager (CM) will come on board as soon as possible. The design and construction of the project will be coordinated to permit construction to begin prior to the completion of final contract documents for the total project. The CM will be expected to input into the development of the scope of individual construction packages and the number of packages. As soon as possible, final contract documents will be available for each construction package prior to commencement of the work for that package.

B. Construction Budget:

1. 2017 – The construction budget for the project is approximately \$2,400,000

C. Form of Agreement: The agreement between the Owner and the CM will be a form of agreement where the basis of payment is the cost of the work plus a fee which will be converted to a Guaranteed Maximum Price (GMP) upon substantial completion of the contract documents. Initially, the basis of the contract will be the CM’s fixed prices for Pre-construction Services and CM Fee (as a percentage). Component Change Orders will be incorporated into the contract as individual Construction Packages are priced and agreed to by the Owner. The Project will be “open book” with all savings, including unused contingency, returned to the Owner.

II. Scope of Services

The Construction Management services shall include a Pre-Construction Phase and a Construction Phase. The CM will provide comprehensive administration and management of all aspects of the construction of the project and will work in concert with the Architect and Owner towards the successful completion of the project on schedule, at or less than budgeted costs, meeting or exceeding standards stipulated by the construction documents, and in adherence with standards required by local authorities and other agencies having jurisdiction.

The CM, either through in-house staff or outside consultant/contractors, will serve as a Construction Manager/Contractor and provide all construction services and activities as necessary for:

1. Pre-Construction Services
2. Bidding and Award Services
3. Construction Services
4. Warranty Services

A. Construction Management Services to be provided generally include:

1. Pre-Construction Phase Services

Pre-Construction Phase Services shall include, but may not be limited to the following:

- Validate preliminary construction budget in regard to the approved program; assist with development of final scope of work based on Program requirements and budgetary constraints.
- Participate in design team meetings and presentations as required to facilitate the design process.
- Evaluate the design during development; providing analysis of alternate construction methods and materials for potential quality, cost and schedule enhancements.
- Evaluate construction documents for constructability, maintainability, potential problems, errors and compliance with the construction budget.
- Develop a project schedule, coordinating activities to accomplish the completion of the project by the earliest date possible within the stipulated construction budget.
- Provide cost estimating, cost management, value analysis, and value engineering services.
- Provide cost estimating for alternative means, methods, materials or configurations of the design, construction within specific trades, specific systems and individual construction packages.
- Develop construction budget to be maintained throughout all project phases.
- Establish final GMP upon substantial completion of documents.

2. Bidding and Award Phase Services

Any costs associated with Bidding and Award Phase Services should be included in the Respondent's proposals for Pre-Construction Services or General Conditions. Bidding and Award Phase Services shall include, but may not be limited to the following:

- Provide input on division of construction activities into separate bid packages.
- Pre-qualify potential contractors and vendors.
- Provide a provisional construction schedule for issuance with bid packages.
- Develop bidding requirements necessary to assure time, cost and quality control during construction.
- Advertise and distribute bidding documents.
- Schedule and conduct pre-bid conferences.
- Monitor bidder activity to insure adequate contractor and vendor participation.
- Receive and analyze bids for presentation to the project team.
- Verify adherence of bids with construction budget.
- Contract with successful bidders for construction.

3. Construction Phase Services

Construction Phase Services shall include, but may not be limited to the following:

- Develop requirements for safety, quality assurance, and schedule adherence.
- Maintain on-site staff for construction management.
- Maintain a system for tracking the timely submittal, review and approval of shop drawings.
- Coordinate, conduct and document regular construction meetings.
- Prepare and submit change order documentation for approval of the Architect and the Owner.
- Maintain on-site records and submit progress reports to Architect and the Owner.
- Maintain quality control and ensure conformity to contract documents.
- Administer the construction contract and reconcile the construction budget.
- Develop and maintain a detailed design and construction schedule indicating methods and sequencing of construction activities and milestones necessary for completion of the project by the targeted date.
- Document activities associated with the administration, management and construction of the project.
- On a monthly basis, certify of all work in place and approval of all contractor and vendor payment requests.
- Develop record documents for presentation to the Owner upon project completion.

4. Warranty Phase Services

Warranty Phase Services shall include, but may not be limited to the following:

- Resolve remaining "punch-list" items.
- Coordinate post-completion activities, including the assembly of guarantees, manuals, closeout documents, training, and Owner's final acceptance.
- Monitor, coordinate and resolve all warranty complaints to the satisfaction of the Owner during the one-year general warranty period.

III. Qualifications - Submittal Format and Requirements

A. Qualifications Instructions

Any questions regarding this Request shall be submitted by email to Kimberly Bradley at kbradley@maconbibb.us no later than 5:00 P.M. on July 20, 2017. The Owner will respond to any Respondent's questions on or before 5:00 P.M. on July 21, 2017.

Qualifications submittals will be received until 12:00 P.M., July 27, 2017, at the following location:

Macon-Bibb County Procurement Department
Suite 308, Macon-Bibb Government Center 700 Poplar Street
Macon, Georgia 31201
Telephone: (478) 803-0554

Respondents should deliver six (6) original copies of their proposals. It is the sole responsibility of the respondents to assure delivery to the appropriate party; the Owner cannot accept responsibility for incorrect delivery, regardless of reason. No proposal will be accepted after the time stipulated above. Proposals will not be accepted via facsimile.

It is the responsibility of the respondents to examine the entire Request, seek clarification in writing, and review their proposals for accuracy before submitting a response. Once the deadline has passed, all proposals will be final. The Owner reserves the right to ask for additional information from all parties that have submitted proposals.

B. Examination of Site

Each respondent by making his proposal represents that he has visited the site and familiarized himself with the local conditions under which the work is to be performed and that he has read and understands the project documents. Respondents shall examine the areas wherein work of this project is to be carried out and shall take into consideration all conditions that might affect his work.

Arrangements to examine the existing building and areas affected by the work must be scheduled through:

Clay Murphy, Project Manager
Luther Williams Baseball Field
(478) 447-3263 (cell)

C. Proposal Format and Requirements

Proposals must meet the requirements of this section to be considered. The response to this Request must be complete; partial or incomplete responses will not be considered. Respondents are required to follow the outline below in their response. Responses should be concise, clear and relevant. Proposals must be on standard 8.5x11" paper with pages numbered. **A table of contents, with corresponding tabs should be included to identify each section in the order as shown below.** Please include only the information requested in your proposal.

- 1. Letter of Interest** – A letter executed by a principal of the CM firm committing to the requirements specified in this Request. Provide a brief summary of the firm's experience and capabilities in related endeavors with public agencies. Provide an explanation of what differentiates your team as the best candidate for this project.
- 2. Description of Firm** – Provide basic company information including name of firm; street, mailing and e-mail addresses; phone and fax numbers; along with the name of a primary contact in regard to this submittal. Provide the number of years the firm has been in business, form of ownership and state of residency or incorporation. If the firm has multiple offices, the submittal should include information about the primary office that will perform the work. Describe the firm's current position in the construction market and briefly describe the firm's vision or philosophy towards construction management. Describe any litigation experience over the past three (3) years with Owners, Architects, or Subcontractors. List any active or pending litigation and explain.
- 3. Experience** - Provide examples of specific project experience utilizing a CM form of project delivery, including experience relevant to the type of project to be constructed, in particular renovation of historic buildings. Describe three to four roughly equivalent projects (similar type of construction and a contract dollar amount) that demonstrate the firm's capabilities to perform the project at hand. For each project, the following information should be provided: project name, location, dates during which the project was constructed, physical description (square footage, number of stories, site area, etc.), brief description of project services provided by the CM, statement of performance versus owner expectations in the areas of cost, quality and schedule, owner reference and design professional reference.
- 4. Project Team** – Provide qualifications and experience of the following key personnel that you are proposing for this project: principal of the CM firm in charge, senior project manager, project manager, major consultants, cost estimating staff, project manager, construction superintendent, project engineer, etc. Include resumes of key personnel for both pre-construction and construction services. Highlight professional qualifications and relevant individual experience. Provide at least two references for the top three (3) key personnel at each service phase.

Substitutions of key team members will not be allowed without written permission of the Owner.

- 5. Local Participation, Minority Participation, and Non-Discrimination** – Describe your firm's position or policies in regard to local participation, minority participation, and non-discrimination including the firm's

history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects. In addition, the CM shall complete and include the Georgia Security and Immigration Compliance Act Affidavit (Attachment H), as noted under Par. 11 below.

6. **Safety Information** – Submit a copy of your firm's safety program. Provide a letter on the firm's insurance company's letterhead stating the Workers Compensation Experience Modification Factor (EMF) for the past three years. Provide your accident rate for the past three years utilizing the following formula:

Incident Rate = # Injuries / # Total Man Hours

List the contact persons, addresses, and phone numbers for the firm's insurance carrier and agent.

7. **Financial Information** - Supply financial and main banking references. List the firm's total annual billings for each of the past three calendar years. What percentage of your firm's work has been CM projects during the past three years? Has the firm ever failed to complete, or been removed from any project that it has been awarded? The CM selected will be required to provide a 100% performance and payment bond for the entire amount of the cost of construction; confirm your ability to meet this requirement and provide your firm's bonding rate for a project of this value. List the firm's percentage mark-up on labor for payroll taxes and insurance.

8. **Pre-Construction Management Plan:**

- Describe your firm's proposed organization for the pre-construction management team including principals, project managers, superintendents, cost estimators, etc. who will manage the process.
- Identify the individual who will be the leader of your pre-construction team and the principal point of contact between your firm and the Owner, the Architect and other consultants.
- Describe your firm's approach to pre-construction services.
- How does your firm implement cost control and scheduling activities during pre-construction?
- Describe the level of documentation necessary to obtain a GMP for this project.
- Describe any of your firm's policies or recommendations for bonding sub-contractors.
- Describe how your firm intends to arrange the construction into bid packages in order to reach the proposed schedule and budget objectives.
- Describe how your firm would encourage participation by local contractors and vendors.

9. **Construction Management Plan:**

- Describe your firm's proposed organization for the construction management team including principals, project managers, superintendents, cost estimators, etc. who will manage the project.
- Identify the individual who, from project start to finish, will be the leader of your construction team and the principal point of contact between your firm and the Owner, the Architect and other consultants. This individual's competence, leadership and ability to achieve customer satisfaction will be heavily considered in the selection of a CM.
- Describe your firm's approach to quality assurance and any quality assurance programs currently in place.
- Describe your firm's cost control systems during construction.
- What type of procedures could your firm implement to insure the prompt and expeditious completion of the punch list and other project closeout activities?

10. **Fee Proposal: The Fee Proposal (Attachment A) is to be submitted in a separate sealed envelope with the respondent's proposal.** Use the attached Construction Management Fee Proposal Form (**Attachment A**) to submit fee proposals for the following:

- Pre-Construction Services – Submit a Fixed Fee (lump sum dollar value) for Pre-Construction Services as defined in Section III of this request. Fixed Fee shall include overhead and profit for Pre-Construction Services.

- Fee Proposal – Submit a Fee Percentage (% of construction costs not including Pre-Construction costs) for Construction Manager’s overhead and profit.

11. Other Documents – Submit the following completed documents with the proposal:

- **Attachment B** - Bidder Information Form
- **Attachment C** – Bidder Qualification Form
- **Attachment D** – List of Sub-Contractors
- **Attachment E** – Minority Participation Goal
- **Attachment F** – Financial and Legal Stability Statement
- **Attachment G** – Insurability Statement
- **Attachment H** – Georgia Security and Immigration Compliance Act Affidavit
- **Attachment I** – Certification Regarding Debarment, Suspension Ineligibility and Voluntary Exclusion
- **Attachment J** – Non Collusion Affidavit

IV. Evaluation, Selection and Award

A. General CM Selection Process

The services being sought under this Request are considered to be professional in nature. Consequently, the evaluation of the proposals will be based upon consideration of the demonstrated qualifications and capabilities of the respondents that will result in an award that is in the best interest of the Owner. Those qualifications include such things as experience in constructing comparable facilities, experience with renovation of historic buildings, local and minority participation plan, construction management plan(s), team experience, and fee proposal. The Owner may, at their discretion, short-list and interview CM firms.

V. Additional Conditions

The Owner reserves the right to reject any or all Proposals received. The Owner is not obligated to request clarifications or additional information but may do so at its discretion. The Owner reserves the right to extend the deadline for submittals.

Upon receipt of a proposal by the Owner, the proposal shall become the property of the Owner without compensation to the Respondent, for disposition or usage by Macon-Bibb County, Georgia at its’ discretion. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.

The Owner assumes no responsibility or obligation to the respondents and will make no payment for any costs associated with the preparation or submission of the proposals. Costs incurred in responding to the request for qualifications are the Respondents’ alone and the Owner does not accept liability for any such costs.

Macon-Bibb County, Georgia does not desire to enter into “joint-venture” agreements with multiple Construction Management firms. In the event two or more firms desire to “joint-venture”, it is strongly recommended that one incorporated firm become Construction Management firm with the remaining firms being consultant.

Luther Williams Stadium Proposed Improvements

Preliminary Cost Model - 5/5/2017



SUMMARY ALL SECTIONS

0.00	GENERAL MAINTENANCE	PART A	
1.00	RIGHT FIELD GROUP AREA	PART B	
2.00	RIGHT FIELD CABANA	PART C	
<hr/>			
	TOTAL		
	Construction Contingency	5%	
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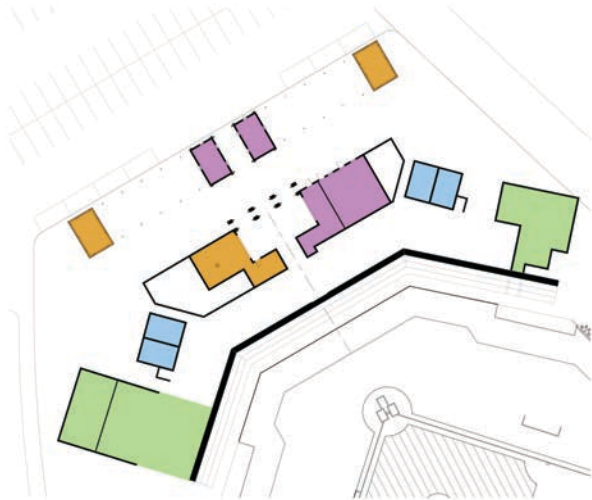
TOTAL ALL IN COST

* DISCLAIMER

All budget numbers included in this cost model are preliminary in nature. Additional testing, study, survey and documentation are required prior to establishing a final cost opinion. Pendulum Studio shall be held harmless for ANY variations in cost included in this document. A complete set of engineered documents must be completed accompanied by bidding by a licensed contractor.



0.00 GENERAL MAINTENANCE PART A



NO.	ITEM	UNIT	AREA	COST	TOTAL
PLAYING FIELD - PART A					
0.01	Field Warning Track	SF	25915		
0.02	Batter's Eye 16'-0"	SF	640		
0.03	Backstop Net Repairs	SF	333		
0.04	Dugout Rail Pad	LF	150		
0.05	Misc. Railing Repair	LF	50		
Sub-Total					
LOCKER ROOMS - PART A					
0.06	Home Team Carpet	SF	850		
0.07	Home Team Tile	SF	0		
0.08	Home Team Paint	SF	2203		
0.09	Home Team Shower	EA.	6		
0.10	Home Team Toilet	EA	0		
0.11	Home Team Laundry	EA	2		
0.12	Home Team HVAC	SF	2203		
0.13	Home Team Water Heater	EA	1		
0.14	Drip Pan System	SF	2203		
0.15	Visiting Team Carpet	SF	700		
0.16	Visiting Team Tile	SF	0		
0.17	Visiting Team Paint	SF	1320		
0.18	Visiting Team Shower	EA	6		
0.19	Visiting Team HVAC	SF	1320		
0.20	Drip Pan System	SF	1320		
0.21	Visiting Team Water Heater	EA	1		
Sub-Total					

NO.	ITEM	UNIT	AREA	COST	TOTAL
CONCESSION - PART A					
0.22	Epoxy Paint	SF	1400		
0.23	Ceiling Tile (Washable)	SF	1400		
0.24	Floor Surface - Seal	SF	704		
0.25	Drip Pan System	SF	1400		
0.26	Branch Electrical	EA	0		
Sub-Total					
0.00 GRANDSTAND SEATING - PART A					
0.27	Refurbish Bench Seating	EA	1700		
0.28	Misc. Railing Repair	LF	200		
0.29	Way-finding/ Graphics	EA	3000		
0.30	Ticketing Paint/Repair	SF	500		
Sub-Total					
HARD COST (BRICKS & MORTAR)					
Design Contingency			5%		
SORT COSTS - PART A					
0.31	A/E Team		8%		
0.32	Contractor O&P		5%		
0.33	General Conditions		5%		
0.34	Permitting		0%		
0.35	Testing		1%		
Sub-Total					
FF&E - PART A					
0.36	Branding	SF	2		
0.37	Concession Equipment	EA	9		
0.38	POS System	EA	9		
0.39	Press Box PA System	LS	1		
Sub-Total					
GRAND TOTAL PART A					

1.00 LEFT FIELD GROUP AREA - PART B



NO.	ITEM	UNIT	AREA	COST	TOTAL
PICNIC DECK - PART B					
1.01	Elevated Deck Flooring	SF	2200		
1.02	Super Structure/Frame	TON	17		
1.03	Deck Roofing - Metal	SF	2200		
1.04	Railings	LF	184		
1.05	Foundations	SF	2200		
1.06	Lighting & Technology	SF	2200		

BBQ SMOKEHOUSE - PART B					
1.07	Exterior Walls - Masonry	SF	770		
1.08	Storefront Glazing	SF	210		
1.09	Foundations	SF	600		
1.10	Foundation Excavation	GSF	600		
1.11	Field Wall	SF	1000		
1.12	Interior Construction	SF	600		
1.13	Lighting & Technology	SF	600		
1.14	Roofing	SF	650		
1.15	Bullpen Reconstruction	SF	1600		
1.16	Floor Finish - ERF	SF	400		
1.17	Scrubtable ACT	SF	600		
1.18	Plumbing Kitchen	EA	8		
1.19	Doors	EA	4		
1.20	Branch Electrical	GSF	2500		
1.21	Toilets & Accessories	EA	0		
1.22	Toilets & Accessories	EA	7		

Sub-Total

HARD COST (BRICKS & MORTAR)

Design Contingency			5%		
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NO.	ITEM	UNIT	AREA	COST	TOTAL
SOFT COSTS - PART B					
1.23	A/E Team	8%			
1.24	Contractor O&P	5%			
1.25	General Conditions	5%			
1.26	Permitting	0%			
1.27	Testing	1%			
Sub-Total					

FF&E - PART B					
1.28	Drink Rail	LF	264		
1.29	Drink Rail Stool	EA	56		
1.30	Four Top Seating	EA	12		
1.31	Umbrella Tables	EA	10		
1.32	Cooking Equipment	EA	5		
1.33	Playground	LS	1		
1.34	Vendor Cart	EA	4		

PART B GRAND TOTAL					
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2.00 RIGHT FIELD VIP CABANA - PART C



NO.	ITEM	UNIT	AREA	COST	TOTAL
2.01	Ramp Construction	SF	475		
2.02	Elevated Deck	SF	3200		
2.03	Structural Frame	TON	24		
2.04	Foundations	SF	4640		
2.05	Foundation Excavation	GSF	4640		
2.06	Field Wall	SF	300		
2.07	Bar Top & Carpentry	LF	75		
2.08	Lighting & Technology	SF	4640		
2.09	Roofing	SF	3200		
2.10	Floor Finish - Sealed Conc.	SF	4640		
2.11	Railings	LF	180		
2.12	Plumbing Drains	EA	6		
2.13	Doors	EA	0		
2.14	Sponsor Signage	EA	2		
2.15	Dugout Lid	SF	1440		
2.16	Dugout Slab	SF	1440		
2.17	Electrical & Technology	SF	3200		
<hr/>					
	Sub-Total				

NO.	ITEM	UNIT	AREA	COST	TOTAL
RIGHT FIELD CONCESSION/TOILET - PART C					
2.18	Foundations	SF	1008		
2.19	Foundation Excavation	GSF	1008		
2.20	Flatwork	SF	7200		
2.21	Concession Roll Downs	EA	2		
2.22	Concession Equipment	EA	2		
2.23	Roofing	SF	1008		
2.24	Floor Finish - Sealed Conc.	SF	4640		
2.25	Railings	LF	180		
2.26	Plumbing Fixtures/Drains	EA	6		
2.27	Doors	EA	5		
2.28	Sponsor Signage	EA	1		
2.29	Exterior Wall	SF	1584		
2.30	Electrical & Technology	SF	3200		
	Sub-Total				
HARD COST (BRICKS & MORTAR)					
	Design Contingency		5%		
SOFT COSTS - PART C					
2.31	A/E Team		8%		
2.32	Contractor O&P		5%		
2.33	General Conditions		5%		
2.34	Permitting		0%		
2.35	Testing		1%		
	Sub-Total				
FF&E - PART C					
2.36	Refrigerators	EA	6		
2.37	Four Top Seating	EA	12		
PART C GRAND TOTAL					