

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	On-Call Services for Installation or Replacement of Sidewalks and ADA Ramps (Annual Contract) - RFP No. 23-0038
<b>INITIATED BY:</b>	Finance Department

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It is requested that Council authorize the execution of annual contracts with Alexander Contracting Company, Inc. (Fortson, GA), JHC Corporation (Newnan, GA), Southeastern Site Development, Inc. (Newnan, GA) and The M. Mitchell Group (Carrollton, GA) for services to install or replace sidewalks and ADA Ramps, as well as minor concrete work, on an as-needed basis. For each project, the Engineering Department will obtain written quotes from the awarded contractors. The estimated annual usage for the services is \$1,256,140.89.

The City frequently needs to install or replace minor concrete items such as driveway aprons, concrete islands, curb and gutter, etc. The City also has an ongoing program to install ADA ramps and sidewalks. In many cases, the projects include replacement of existing surface materials such as grass/sod, asphalt, driveways, fences, etc. The exact scope of work and specifications will be provided by the Department of Engineering on a project or site basis.

Based on past experience, the City roughly anticipates installing or replacing 1.75 miles or 9270 feet of sidewalk and 220 each of ADA ramps per year. However, these quantities are only estimates; the City may require more or less quantities during each year of the contract term.

The contract term will be for two years with the option to renew for three additional twelve-month periods. The contract renewals shall be contingent upon the mutual agreement of the City and the Contractors.

**Annual Contract History:**

The previous five-year contract was awarded on March 27, 2018 (Resolution No. 111-18) to Alexander Contracting Company, Inc. (Columbus, GA), Landmark Grading Company, Inc. (Fort Mitchell, AL), Robinson Paving Company (Columbus, GA), Southeastern Site Development, Inc. (Newnan, GA) and The M. Mitchell Group, LLC (Carrollton, GA).

**RFP Advertisement and Receipt of Proposals:**

RFP specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry and DemandStar on April 26, 2023. This RFP has been advertised, opened and evaluated. Four proposals were received by the due date of May 26, 2023, from the following vendors:

**Alexander Contracting Company, Inc. (Fortson, GA)**  
**JHC Corporation (Newnan, GA)**  
**Southeastern Site Development, Inc. (Newnan, GA)**  
**The M. Mitchell Group (Carrollton, GA)**

The following events took place after receipt of proposals:

<b>RFP MEETINGS/EVENTS</b>		
<b>Description</b>	<b>Date</b>	<b>Agenda/Action</b>
Combined Pre-Evaluation Committee Meeting	11/01/23	The Purchasing Manager advised evaluation committee members of the RFP rules and process, and the project manager provided an overview of the contract requirements. Proposal copies were forwarded to the evaluation committee.
1 <sup>st</sup> Evaluation Committee Meeting	12/04/23	The committee discussed each proposal and determined no clarifications were required from the vendors.
Evaluation Forms Sent	12/18/23	Evaluation forms were forwarded to voting committee members.
Evaluation Forms Completed	12/19/23	Evaluation forms were completed and returned to Purchasing for compilation results.
Evaluation Results / Recommendation	04/02/24	Evaluation results were forwarded to the committee for review. The voting committee members unanimously recommended award to all four contractors; Alexander Contracting Company, Inc., JHC Corporation, Southeastern Site Development, Inc., and The M. Mitchell Group.

**Evaluation Committee:**

The proposals were reviewed by the Evaluation Committee, which consisted of two voting members from the Engineering Department and one voting member from the Community Reinvestment Department.

Serving as an alternate voter was an additional representative from the Engineering Department.

Serving as a non-voting advisor was an additional representative from the Engineering Department.

**Award Recommendation:**

The voting committee members unanimously recommended award to all four contractors; Alexander Contracting Company, Inc., JHC Corporation, Southeastern Site Development, Inc., and The M. Mitchell Group (Carrollton, GA) for the following reasons:

- **Alexander Contracting Company, Inc.**
  - This is a local company that works extensively for CCG.
  - The company has experience working on both smaller and larger sidewalk projects in Columbus.

- The staff includes a safety director.
- Qualifications/Experience:
  - Alexander Contracting Company, Inc. was incorporated in 1965.
  - The contractor employs 110 people.
  - The contractor provides concrete work as well as earthmoving, precision grading, storm and sewer drainage, water systems, paving, grassing and erosion control.
- Below are the last five clients for which the contractor has performed similar services, at the time the contractor submitted a proposal:
  - Columbus Consolidated Government  
Benning Road Roundabout (Columbus, GA)  
  
4521 linear feet of 4” sidewalk, 8499 linear feet of 5” sidewalk, 5460 linear feet of 6” sidewalk, and 2602 linear feet of 8” sidewalk.
  - Thayer-Bray  
1516 Apartments (Columbus, GA)  
  
1663 linear feet of 4” sidewalk and 502 linear feet of 5” sidewalk.
  - Thayer-Bray  
The Commons (Columbus, GA)  
  
907 linear feet of 4” sidewalk.
  - Flournoy Construction Group, LLC  
Highlands at Kayne Boulevard (Columbus, GA)  
  
2700 linear feet of 4” sidewalk.
  - Flournoy Construction Group, LLC  
  
Highlands at Kayne Boulevard – Phase II (Columbus, GA)  
1845 linear feet of 4” sidewalk and 567 linear feet of 5” sidewalk.

- **JHC Corporation**

- Worked on the Dragonfly Trails project.
- JHC Corporation has a lot of experience with this type of work.
- The company demonstrated extensive streetscape experience in similarly sized Georgia cities.

- Qualifications/Experience:
  - The company has been in operation for over 30 years.
  - JHC Corporation has an extensive customer base on local, state and federal levels.
  - The contractor is a prequalified contractor for Georgia Department of Transportation.
  
- Below are the last five clients for which the contractor has performed similar services, at the time the contractor submitted a proposal:
  - Columbus Consolidated Government  
Dragonfly Trails – Martin Luther King, Jr. to Riverwalk Connector  
  
Demolition, grading, traffic control, GAB, asphalt, milling, concrete driveways, sidewalks, header curb, curb & gutter, concrete trail, concrete steps, detectable warning surface, concrete plaza, pavers, signage, traffic signal, striping, ornamental fence, bollards, site furnishings, handrails, retaining walls, precast barrier wall, utility, erosion control, storm drain, landscaping.
  
  - Midtown Alliance – Atlanta, GA  
Commercial Row Commons  
  
Grading, traffic control, sidewalk & full street closure, erosion control, storm drain, demo, asphalt, utilities, class B concrete, miscellaneous concrete, concrete pavers, ADA pavers, site furnishings, granite pavers, granite curbs, landscaping, striping, signage, electrical.
  
  - Columbia County, GA – Evans, GA  
Euclaw Creek Greenway Phase I  
  
Asphalt, concrete approach slab, header curb, curb & gutter, bollards, signage, wayfinding signage, striping, electrical, storm, erosion control, rip rap, timber pedestrian bridge, boardwalk, handrail, wood fence, chain link fence, landscaping, traffic control, clearing & grubbing, grading, crushed stone.
  
  - Georgia Department of Transportation – Thomaston, GA  
Spalding County Intersection Improvements on SR 155 at North Hill Street  
  
Traffic control, erosion, grading, GAB, asphalt, concrete driveways, sidewalk, concrete median, header curb, curb & gutter, pavement reinforced fabric strips, storm drain, rip rap, signage, traffic signal, striping, water lines, landscaping, detectable warning surface.
  
  - City of Albany, GA  
Downtown Connector Trail

Grading, demo, herringbone crosswalk, pavers, storm drain, metal fencing, stamped concrete, asphalt, parking lot, wheel stops, handrails, sidewalks, concrete stairs, concrete retaining wall, multi-use concrete trail, landscaping, striping, water lines, irrigation, traffic signal.

- **Southeastern Site Development, Inc.**

- The contractor has provided great work on City sidewalks.
- The company has an experienced safety director as well as an extensive list of equipment at their disposal.
- Southeastern Site Development, Inc. has experience working on large infrastructure projects in Columbus, ranging from \$1 million to nearly \$150 million.
- Qualifications/Experience:
  - Southeastern Site Development, Inc. began operations in 2006 as a small grading contractor and now specializes in heavy civil projects.
  - The contractor employs more than 130 individuals.
  - The contractor self-performs all facets of construction, including grading, underground utilities, concrete flatwork, and bridges.
- Below are the last five clients for which the contractor has performed similar services, at the time the contractor submitted a proposal:
  - Columbus Consolidated Government  
River Road Roundabout  
  
Concrete driveway, sidewalk, and ADA ramps.
  - Columbus Consolidated Government  
On-Call Services for Installation or Replacement of Sidewalks and ADA Ramps  
  
Projects under this on-call contract included Garrett Road Sidewalks, Veterans Parkway Handicap Improvements, Wynnton Road Handicap Improvements and Warm Springs Road Culvert Repairs.
  - City of Atlanta, GA  
Boone Boulevard  
  
Concrete driveway, sidewalk, and ADA ramp improvements.
  - Columbus Consolidated Government  
City Mill Riverwalk  
  
Concrete driveway, sidewalk, and ADA ramp improvements.

- Columbus Consolidated Government  
Reese Road Bridge Replacement

Concrete driveway, sidewalk, and ADA ramp improvements at Cooper Creek.

- **The M. Mitchell Group**

- The M. Mitchell Group has done great work with the City's sidewalks.
- This company is small but has a superintendent with 25+ years of experience.
- The company has a lot of experience with this type of work.

- Qualifications/Experience:

- The M. Mitchell Group is a limited liability company, headquartered in Carrollton, GA with another office located in Alabama.
- The contractor specializes in construction management, design-build services, general contracting, architectural & engineering services, environmental consulting, and contract maintenance.
- The contractor's client base includes religious, educational, commercial, retail, residential, mixed-use development, and federal, state, county/city authorities.

- Below are the last five clients for which the contractor has performed similar services, at the time the contractor submitted a proposal:

- DeKalb County School Stone Mountain, GA  
Demolished concrete pads and sidewalks, installed new ADA concrete sidewalks, concrete pad, yard drain system, underground water quality control tanks and landscaping.
- Ajax Building Corporation Alpharetta, GA  
Two-story concrete bridge walkway, ADA concrete sidewalks, curb, gutter, asphalt paving and landscaping.
- Nix Fowler Construction, Inc. Mableton, GA  
Demolished ADA structure and sidewalks, ADA wood structure ramps, installed concrete sidewalks, concrete ADA, curb, gutter, and landscaping.
- M.C.R.O., LLC Carrollton, GA  
City Mill Riverwalk

Demolition of old sidewalk and reconstruction of new ADA concrete sidewalks.

- Columbus Consolidated Government  
Demolished and constructed new concrete sidewalks and ADA handicap ramp.

The City's Procurement Ordinance Article 3-110 (Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services) governs the RFP Process. During the RFP process, there is no formal opening due to the possibility of negotiated components of the proposal. In the event City Council does not approve the recommended offeror, no proposal responses or any negotiated components are made public until after the award of the contract. Therefore, the evaluation results and cost information have been submitted to the City Manager in a separate memo for informational purposes.

Funds are budgeted each fiscal year for this ongoing expense, in various accounts of the Engineering Department.

**A RESOLUTION**

**NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE EXECUTION OF ANNUAL CONTRACTS WITH ALEXANDER CONTRACTING COMPANY, INC. (FORTSON, GA), JHC CORPORATION (NEWNAN, GA), SOUTHEASTERN SITE DEVELOPMENT, INC. (NEWNAN, GA) AND THE M. MITCHELL GROUP (CARROLLTON, GA) FOR SERVICES TO INSTALL OR REPLACE SIDEWALKS AND ADA RAMPS, AS WELL AS MINOR CONCRETE WORK, ON AN AS-NEEDED BASIS. FOR EACH PROJECT, THE ENGINEERING DEPARTMENT WILL OBTAIN WRITTEN QUOTES FROM THE AWARDED CONTRACTORS. THE ESTIMATED ANNUAL USAGE FOR THE SERVICES IS APPROXIMATELY \$1,256,140.89.**

**WHEREAS**, an RFP was administered (RFP No. 23-0038) and four proposals were received; and,

**WHEREAS**, the proposals submitted by Alexander Contracting Company, Inc. (Fortson, GA), JHC Corporation (Newnan, GA), Southeastern Site Development, Inc. (Newnan, GA) and The M. Mitchell Group (Carrollton, GA) met all proposal requirements and were deemed responsive to the RFP; and,

**WHEREAS**, the contract term shall be for two years with the option to renew for three additional twelve-month periods. The contract renewals shall be contingent upon the mutual agreement of the City and the Contractor.

**NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:**

That the City Manager is hereby authorized to execute annual contracts with Alexander Contracting Company, Inc. (Fortson, GA), JHC Corporation (Newnan, GA), Southeastern Site Development, Inc. (Newnan, GA) and The M. Mitchell Group (Carrollton, GA) for services to install or replace sidewalks and ADA Ramps, as well as minor concrete work, on an as-needed basis. For each project, the Engineering Department will obtain written quotes from the awarded contractors. The estimated annual usage for the services is approximately \$1,256,140.89. Funds are budgeted each fiscal year for this ongoing expense, in various accounts of the Engineering Department.

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Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_ day of \_\_\_\_\_, 2024 and adopted at said meeting by the affirmative vote of members of said Council.

Councilor Allen                    voting \_\_\_\_\_.  
Council District 1 Seat        voting \_\_\_\_\_.



Councilor Begly voting \_\_\_\_\_.  
Councilor Cogle voting \_\_\_\_\_.  
Councilor Crabb voting \_\_\_\_\_.  
Councilor Davis voting \_\_\_\_\_.  
Councilor Garrett voting \_\_\_\_\_.  
Councilor Huff voting \_\_\_\_\_.  
Councilor Thomas voting \_\_\_\_\_.  
Councilor Tucker voting \_\_\_\_\_.

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Sandra T. Davis, Clerk of Council

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B.H. "Skip" Henderson III, Mayor