

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Construction Manager as General Contractor for Fire Station No. 5 Replacement – RFQ No. 23-0002
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a contract with Thayer-Bray Construction, LLC (Phenix City, AL) for construction manager as general contractor services for the Fire Station No. 5 Replacement project. The entire budget for the project is \$5,000,000.00; the recommended contractor’s cost proposal is within the amount budgeted.

Fire Station No. 5 is located at 6700 Lynch Road and the facility is approximately 9,000 square feet, consisting of three parking bays for fire engines, a kitchen, sleeping rooms, and office space. The following deficiencies have been identified:

- Fragmented occupancy consisting of three engine bays in the middle of the building separating the living space, office space, and sleeping rooms.
- Lack of sufficient space.
- Inefficient use of space.
- Inadequate facilities.
- Leaks in the roofing system.
- Overall deterioration of the structure.

It has been determined that the City needs to address long-term facility requirements of the Fire & EMS administration. The needs will best be served by demolishing the existing facility and constructing a new fire station on adjacent land.

The project will be accomplished in four phases as follows:

- Phase I of this project will be for preconstruction services during the programming/planning phase. The City has contracted with a team of design professionals for programming and planning services to determine the future growth space needs. Thayer-Bray Construction, LLC will provide cost estimates and constructability reviews for the various options developed by the design professional during the programming phase.
- Phase II of this project will be preconstruction services during design development. Thayer-Bray Construction, LLC will actively participate in design coordination meetings with the design professional and the City, for the purpose of collaborating and coordinating the final design and construction documents. Thayer-Bray Construction, LLC will

cooperate and assist in the coordination of the development of the design of the project within the budgeted cost and schedule. The objective of the coordination is to assure that the design meets the City’s requirements in all respects.

- Phase III of this project will be the construction phase where Thayer-Bray Construction, LLC will serve as the general contractor. Prior to the commencement of construction, the Thayer-Bray Construction, LLC will propose a guaranteed maximum price to complete the project. Thayer-Bray Construction, LLC will be responsible for all coordination, construction means and methods, and quality control necessary to complete the project in accordance with the approved construction documents.
- Following the completion of phase III, the City may include the remainder of the 2021 SPLOST for fire station projects. This includes the renovation and additions at fire stations 4 (Oakley Ave), 6 (Brown Ave), and 8 (Whitesville Rd.). Construction at each location will be completed before construction begins at each subsequent location. The City reserves the right to solicit other proposals for any or all of the renovation projects.

RFQ Advertisement and Receipt of Qualifications:

On October 6, 2022, RFQ specifications were posted on the web page of the Purchasing Division, the Georgia Procurement Registry and DemandStar. This RFQ has been advertised, opened, and evaluated. Three qualification packages were received on October 28, 2022, from the following contractors:

Thayer-Bray Construction, LLC (Phenix City, AL)
 Freeman & Associates, Inc. (Columbus, GA)
 Principle Construction West Georgia, LLC (LaGrange, GA)

The following events took place after receipt of the qualifications:

RFQ MEETINGS/EVENTS		
Description	Date	Agenda/Action
Pre-Evaluation Meeting	11/09/22	The Purchasing Manager advised evaluation committee members of the RFQ rules and process, and the project manager provided an overview. Qualifications were distributed to each committee member to review.
1 st Evaluation Meeting	11/30/22	The Evaluation Committee discussed each submission and determined clarifications were not required.
Phase I Evaluation Forms Sent	12/02/22	Evaluation forms were forwarded to the voting committee members.
Phase I Evaluation Forms Returned	01/04/23	The last set of evaluation forms were completed and returned to Purchasing for compilation of results.
Phase I Evaluation Results	01/06/23	Evaluation results were forwarded to the committee.
Shortlisting of Firms	01/31/23	The voting committee members unanimously decided to shortlist the two-highest ranking contractors. The two

		contractors were requested to provide proposals and presentations.
Proposals Due Date	03/08/23	Proposals were due on March 10, 2023 from the two highest ranked vendors; the proposals were received on or before March 8, 2023
Presentations/Interviews	02/17/23	Each of the two highest-ranking contractors gave a presentation followed by a question/answer session. The contractors provided sealed cost proposal at the conclusion of their respective presentation.
Phase II Evaluation Forms Sent	03/23/23	Evaluation forms were forwarded to the voting committee members, for rating of the presentations and proposals.
Phase I Evaluation Forms Returned	04/04/23	The last set of evaluation forms were completed and returned to Purchasing for compilation of results.
Phase II Evaluation Results	04/05/23	Evaluation results were forwarded to the committee.
Final Recommendation	04/05/23	The voting committee members unanimously recommended proceeding with the highest-ranking contractor of Thayer-Bray Construction, LLC.
Cost Proposal Opened	04/05/23	The Purchasing Division opened the sealed cost proposal of Thayer-Bray Construction, LLC and forwarded the document to the selection committee. The committee did not require negotiations.

Evaluation Committee:

The qualification submittals and proposals were reviewed by members of the Evaluation Committee, which consisted of two voting members from the Columbus Fire & EMS Department, one voting member from the Engineering Department, one voting member from the Inspections & Code Department, and one voting member from the Public Works Department.

Two additional representatives from the Columbus Fire & EMS Department served as alternate voters.

An additional member from the Inspections and Code Department, an additional member from the Columbus Fire & EMS Department, and an additional member from the Public Works Department served as nonvoting advisors.

Award Recommendation:

The evaluation committee unanimously recommends award to Thayer-Bray Construction, LLC for the following reasons:

- The contractor has a strong staff-to-project ratio and appear to have the capacity to handle this size project with no problem.
- Thayer-Bray has a lot of experience on multiple commercial structures.
- The contractor has a local presence and is in a solid financial position, based on their proposal.

- The contractor has an excellent work history and reputation in the construction industry.

Vendor Qualifications/Experience:

- Thayer- Bray construction was founded in 2013 and is a Georgia limited liability corporation.
- Thayer-Bray is licensed in Georgia and Alabama.
- The president of the company has 38 years in the construction industry; the project manager has 41 years in the construction industry.
- Below are the two most recent projects completed by the contractor:
 - D. A. Turner YMCA (Columbus, GA) – renovations and addition.
 - 1516 Uptown Apartments (Columbus, GA) – construction.

The two-phase solicitation process, RFQ/ RFP, is governed by the City’s Procurement Ordinance, Article 3-110, Competitive Sealed Proposals (Negotiations) and Article 3-112, Request for Qualifications. During the process of an RFQ/RFP 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 has been submitted to the City Manager in a separate memo for informational purposes.

The entire budget for the project is \$5,000,000.00; the recommended contractor’s cost proposal is within the amount budgeted. Funds are budgeted in the FY23 Budget: 2021 Sales Tax Project Fund – 21 SPLOST Public Safety – Fire Station #5 Replacement – Professional Services; 0567 – 696 – 3111 – STPS – 6311 – 54154 – 20230.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH THAYER-BRAY CONSTRUCTION, LLC (PHENIX CITY, AL) FOR CONSTRUCTION MANAGER AS GENERAL CONTRACTOR SERVICES FOR THE FIRE STATION NO. 5 REPLACEMENT PROJECT. THE ENTIRE BUDGET FOR THE PROJECT IS \$5,000,000.00; THE RECOMMENDED CONTRACTOR’S COST PROPOSAL IS WITHIN THE AMOUNT BUDGETED.

WHEREAS, an RFQ was administered (RFQ No. 23-0002) and three qualification packages were received; and,

WHEREAS, the qualifications and subsequent proposal submitted by Thayer-Bray Construction, LLC (Phenix City, AL) met all proposal requirements and was evaluated most responsive to the RFQ/RFP.

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

That the City Manager is hereby authorized to execute a contract with Thayer-Bray Construction, LLC (Phenix City, AL) for construction manager as general contractor services for the Fire Station No. 5 Replacement project. The entire budget for the project is \$5,000,000.00; the recommended contractor’s cost proposal is within the amount budgeted. Funds are budgeted in the FY23 Budget: 2021 Sales Tax Project Fund – 21 SPLOST Public Safety – Fire Station #5 Replacement – Professional Services; 0567 – 696 – 3111 – STPS – 6311 – 54154 – 20230.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2023 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Allen voting _____.
- Councilor Barnes voting _____.
- Councilor Cogle voting _____.
- Councilor Crabb voting _____.
- Councilor Davis voting _____.
- Councilor Garrett voting _____.
- Councilor House voting _____.
- Councilor Huff voting _____.
- Councilor Thomas voting _____.
- Councilor Tucker voting _____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor