



City Council Agenda Item

Subject: Council Discussion for Approval to Enter into a contract for Construction Manager At Risk (CMAR) Services for the New City Center: Procurement/Executive Office

Submitted By: Procurement / James Shelby, Project Manager

Date Submitted: November 8, 2024

Work Session Date: December 2, 2024

Council Meeting Date: December 2, 2024

Background/History:

The City of Forest Park is planning a new City Center facility to include the City Administration, Police Headquarters, Municipal Court, and Recreation Department, as well as below grade structured parking. Site work shall include, but is not limited to, all associated grading, utilities, erosion control, paving and landscaping. The awarded Construction Manager at Risk (CMAR) firm will manage the construction, provide technical review during the pre-construction period, and provide cost evaluation assistance to the City. The CMAR firm will assume responsibility for project construction costs by issuing a guaranteed maximum price (GMP), which will be a contractual obligation. The CMAR firm will develop an overall final project schedule, which will be a contractual obligation. In addition, the CMAR firm will be responsible for methods of construction, safety, and the scheduling and coordination of the work of all construction and miscellaneous contracts required for completion of the project within its established budget and schedule. Four (4) proposals were received, and after evaluation of the technical and cost proposals, the dedicated Evaluation Committee recommends awarding the project to the following highest scoring vendor: **Carroll Daniel Construction**.

Cost:	\$25,000.00 – Preconstruction Fee	Budgeted for:	X	Yes	No
	\$2,700,000.00 – General Conditions				
	1.9% - Construction Fee				

Financial Impact:

The project would be funded by SPLOST (2015)-325-22-1510-54-2502; SPLOST (2021) Bonds-326-26-7520-54-1200; URA Bonds -586-61-3510-54-1301

Action Requested from Council:

Council approval to enter into a contract with Carrol Daniel Construction for Construction Manager At Risk (CMAR) Services for the New City Center with Carroll Daniel Construction.