



May 26, 2022

Chairman David Thompson  
Walton County Board of Commissioners  
303 South Hammond Drive, Suite 330  
Monroe, GA 30655

Reference: Walton County Public Safety  
Construction Management at Risk Selection Recommendation

Dear Mr. Thompson:

Please accept our recommendation to award Component Guaranteed Maximum Price (CGMP) #1 for Design Assist services and materials procurement for the scope of work outlined in the attached letter from McCarthy + Barnsley.

Summary of Authorization

Preconstruction Services <i>(previously authorized with execution of Construction Management at-Risk Contract)</i>	\$496,640
CGMP #1 <i>(current authorization recommendation)</i>	\$1,389,613
Total Current Commitment	\$1,886,253

McCarthy + Barnsley has confirmed the budget numbers for these subcontractors are aligned with targets in the overall construction budget for the specific scopes of work being authorized.

This authorization is limited to \$381,469 until the property for the new Public Safety Complex has been acquired by Walton County. We request approval from Walton County to grant CPS authority to authorize materials procurement once property purchase and transfer is complete for an additional value of \$1,008,144.

The subcontractor selection process utilized to develop CGMP #1 was a competitive process advertised through multiple sources. The selection was made by McCarthy + Barnsley and in all cases the low bidders are the recommended subcontractors for award.

Comprehensive Program Services, Inc. recommends authorization of CGMP #1 to McCarthy + Barnsley.

Sincerely,



Megan Kocikowski  
Vice President

Enclosure: McCarthy + Barnsley letter and CGMP #1



May 24, 2022

Megan Kocikowski  
Comprehensive Program Services  
3368 Hardee Avenue  
Atlanta, Georgia 30341

RE: Walton County Public Safety Complex  
Component GMP No. 01 – Critical Trade Design-Assist Subcontractor Release

Dear Megan,

Please see the attached Component Guaranteed Maximum Price (CGMP) Proposal to release critical trade packages to perform Design-Assist Services. Our proposal will demonstrate a solicitation and RFP process that involved qualifications, experience, and establishment of target values for the critical trade packages. McCarthy Barnsley has evaluated subcontractor proposals in determination of the selected subcontractor for each critical trade package. Below you will find a summary of the RFP and evaluation as well as supporting documentation.

- Critical Trade Packages
  - Precast Structure
  - Detention Equipment & Security Electronics Contractor
  - Electrical
  
- Solicitation – Contact with subcontractors was provided as below:
  - Advertisement via Walton Tribune
  - Notification to Walton Chamber of Commerce
  - Engagement and Solicitation via Building Connected solicitation software
  
- Design-Assist Proposal Documents made available to subcontractors:
  - Request for Proposal (attached)
  - WCPSC – VE Design Drawings dated 04.19.22
  - WCPSC – Preliminary Schedule
  - WCPSC – Geotechnical Report
  - RFI Responses
  
- Evaluation of RFP Responses were based on the following:
  - Firm’s Capabilities & Qualifications
  - Local Participation Plan
  - Preconstruction/Design Phase Services
  - Construction Phase Target Budget



- Result of RFP for Design-Assist Services has established recommendations for award as follows. These firms are recommended due to their capabilities and experience with similar jail projects. Additionally, each firm recommended has provided the lowest qualified costs for Design-Assist Services and Budget Target Values for the project.

Precast Structure	Metromont
Detention Equipment & Security Electronics	Pauly Jail Building Company
Electrical	West Georgia Electric

- In review of the schedule and long lead procurement items we are recommending the release of the following items as part of this proposal:
  - Erection and Piece Production Drawings for Precast Structural System
  - Electrical Switchgear, Panels, and Transformers. We have based this procurement costs on a Bill of Materials list for a similar project and have included this in the package.

Sincerely,  
McCarthy Barnsley

Tyler Isgett  
Director of Preconstruction

Cc: Rob Schulten, Steve Langdon, Justin Brogan, Precision Planning



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## Trade Package Recommendations & Cost Summary

BP #	CRITICAL TRADE PACKAGE	RECOMMENDED SUBCONTRACTOR	DESIGN-ASSIST & PRECONSTRUCTION COSTS
3A	Structural Precast	Metromont	\$80,000
11A	Detention Equipment & Security Electronics	Pauly Jail Building Company	\$83,000
26A	Electrical	West Georgia Electric	\$75,000
	General Conditions	June 2022	\$109,073
	Design-Assist Contingency	3.00%	\$10,412
	Subguard	1.295%	\$3,082
<b>Subtotal COW</b>			<b>\$360,567</b>
<b>SOFT COSTS</b>			
	General Liability	1.10%	\$4,196
	Builder's Risk Insurance	0.114%	\$435
	Payment & Performance Bond	0.558%	\$2,129
	Fee	3.85%	\$14,142
<b>Subtotal Soft Costs</b>			<b>\$20,902</b>
<b>Total Design-Assist</b>			<b>\$381,469</b>



## Trade Package Recommendations & Cost Summary

BP #		RECOMMENDED SUBCONTRACTOR	PROCUREMENT
3A	Precast Erection & Piece Production Drawings	Metromont	\$400,000
26A	Electrical Switchgear	West Georgia Electric	\$445,000
	General Conditions - July	July 2022	\$64,993
	Procurement Contingency	3.00%	\$27,300
	Subguard	1.295%	\$15,612
<b>Subtotal COW</b>			<b>\$952,905</b>
<b>SOFT COSTS</b>			
	General Liability	1.10%	\$11,090
	Builder's Risk Insurance	0.114%	\$1,149
	Payment & Performance Bond	0.558%	\$5,625
	Fee	3.85%	\$37,375
<b>Subtotal Soft Costs</b>			<b>\$55,239</b>
<b>Total Procurement</b>			<b>\$1,008,144</b>
<b>Total CGMP No. 01</b>			<b>\$1,389,613</b>



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## Target Budget Summary

BP #	CRITICAL TRADE PACKAGE	SD Budget Values 04.07.2022	Design-Assist Target Value Budgets 05.24.2022	Variance
3A	Structural Precast	\$7,581,008	\$6,950,000	-\$631,008
11A	Detention Equipment & Security Electronics	\$23,979,588	\$24,064,400	\$84,812
26A	Electrical	\$8,792,816	\$9,220,000	\$427,184

<b>Total Savings</b>	<b>-\$119,012</b>
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Walton County  
Public Safety Complex

Monroe, GA

May 24, 2022

**CGMP General Conditions Summary**

Job Title	Hourly Rate	Est. % on Project	Monthly Rate	Duration (months)	Total	Thru June	July
						CGMP #1	CGMP #1
Project Executive	\$ 200.00	40%	\$34,640.00	27	\$374,112.00	\$27,712.00	\$13,856.00
Senior Project Manager	\$ 140.00	60%	\$24,248.00	27	\$392,817.60	\$29,097.60	\$14,548.80
Project Manager	\$ 127.00	100%	\$21,996.40	27	\$590,871.80	\$43,992.80	\$21,996.40
Senior Superintendent	\$ 172.00	100%	\$29,790.40	26	\$774,550.40	\$0.00	
Superintendent - Structure	\$ 127.00	100%	\$21,996.40	16	\$351,942.40	\$0.00	
Superintendent - Detention	\$ 127.00	100%	\$21,996.40	16	\$351,942.40	\$0.00	
Assistant Superintendent	\$ 97.00	100%	\$16,800.40	20	\$336,008.00	\$0.00	
Senior Project Engineer	\$ 77.00	100%	\$13,336.40	20	\$266,728.00	\$0.00	
Project Engineer	\$ 73.00	100%	\$12,643.60	25.5	\$322,411.80	\$6,321.80	\$12,643.60
Project Engineer	\$ 73.00	100%	\$12,643.60	22	\$278,159.20	\$0.00	
Project Accountant (Field Office Processor)	\$ 61.00	100%	\$10,565.20	22	\$232,434.40	\$0.00	
Safety Coordinator	\$ 95.00	100%	\$16,454.00	24	\$394,896.00	\$0.00	
VDC Engineer	\$ 88.00	60%	\$15,241.60	22	\$201,189.12	\$0.00	
Scheduling	\$ 90.00	25%	\$15,588.00	6	\$23,382.00	\$1,948.50	\$1,948.50
				Contract Total	\$4,891,445.12	\$109,072.70	\$64,993.30





Budget & CGMP Release Summary

		CGMP No. 01 Budget Update & Release Summary			
		Total Cost of Trades SD Estimate 04.07.2022	CGMP No. 01 Design-Assist & Early Release	Remaining Release & Target Budget Values	Total Cost of Trades SD Estimate 05.24.2022
BP#	ITEM OF WORK	TOTAL	TOTAL	TOTAL	TOTAL
1B	Final Clean	\$80,478		\$80,478	\$80,478
1C	Surveying	\$50,000		\$50,000	\$50,000
3A	Structural Concrete	\$4,282,227		\$4,282,227	\$4,282,227
3B	Precast	\$7,581,008	\$480,000	\$6,470,000	\$6,950,000
4A	Masonry	\$4,325,561		\$4,325,561	\$4,325,561
5A	Structural Steel	\$3,354,967		\$3,354,967	\$3,354,967
6A	Millwork & Casework	\$525,363		\$525,363	\$525,363
7A	Joint Sealants & Waterproofing	\$927,747		\$927,747	\$927,747
7B	Roofing	\$3,041,809		\$3,041,809	\$3,041,809
7C	Metal Panels	\$742,716		\$742,716	\$742,716
8A	Doors, Frames, & Hardware	\$747,301		\$747,301	\$747,301
8B	Overhead Doors	\$320,000		\$320,000	\$320,000
8C	Glass & Glazing	\$1,251,871		\$1,251,871	\$1,251,871
8D	Skylights	\$28,000		\$28,000	\$28,000
9A	Drywall, Framing, & Ceilings	\$2,335,638		\$2,335,638	\$2,335,638
9B	Flooring	\$1,030,993		\$1,030,993	\$1,030,993
9C	Painting	\$1,193,007		\$1,193,007	\$1,193,007
10A	Accessories & Specialties	\$123,315		\$123,315	\$123,315
10B	Signage	\$11,250		\$11,250	\$11,250
10E	Evidence Racking	\$75,000		\$75,000	\$75,000
10F	Pre-Engineered Canopies	\$51,250		\$51,250	\$51,250
10G	Flagpoles	\$25,500		\$25,500	\$25,500
11A	Loading Dock Equipment	\$1,000		\$1,000	\$1,000
11C	Food Service Equipment	\$1,250,000		\$1,250,000	\$1,250,000
11E	Equipment - Evidence, Vehicle Lift, Coroner	\$73,500		\$73,500	\$73,500
11F	Car Wash Equipment	\$60,984		\$60,984	\$60,984
11G	Laundry Equipment	\$200,000		\$200,000	\$200,000
12A	Detention Equipment	\$23,979,588	\$83,000	\$23,981,400	\$24,064,400
12B	Window Treatments	\$63,288		\$63,288	\$63,288
13A	Pre-Engineered Structures	\$295,272		\$295,272	\$295,272
14C	Elevators	\$110,000		\$110,000	\$110,000
21A	Fire Protection	\$1,134,371		\$1,134,371	\$1,134,371
22A	Plumbing	\$5,475,487		\$5,475,487	\$5,475,487
23A	HVAC	\$6,160,160		\$6,160,160	\$6,160,160
26A	Electrical	\$8,792,816	\$520,000	\$8,700,000	\$9,220,000
31A	Earthwork & Grading	\$5,100,000		\$5,100,000	\$5,100,000
32B	Paving and Accessories	\$916,965		\$916,965	\$916,965
32C	Site Concrete	\$983,340		\$983,340	\$983,340
32E	Curb & Gutter	\$144,924		\$144,924	\$144,924
32F	Paving Specialties	\$11,000		\$11,000	\$11,000
32G	Synthetic Turf	\$29,232		\$29,232	\$29,232
32H	Fences & Gates	\$835,500		\$835,500	\$835,500
32J	Landscape	\$350,000		\$350,000	\$350,000
	Subguard	\$0	\$18,694	\$0	\$18,694
	Construction Contingency (3.0%)	\$3,150,000	\$37,712	\$3,112,288	\$3,150,000
<b>Subtotal</b>		<b>\$ 91,222,428</b>	<b>\$ 1,139,406</b>	<b>\$ 89,982,704</b>	<b>\$ 91,122,110</b>
Preconstruction Services		\$496,640	\$0	\$496,640	\$496,640
General Conditions		\$5,291,145	\$174,066	\$5,117,079	\$5,291,145
General Requirements		\$1,951,380	\$0	\$1,951,380	\$1,951,380
Insurances		\$1,273,014	\$16,870	\$1,256,144	\$1,273,014
Bond		\$585,184	\$7,754	\$577,430	\$585,184
Fee (3.85%)		\$4,042,500	\$51,517	\$3,990,983	\$4,042,500
<b>Construction Total</b>		<b>\$ 104,862,291</b>	<b>\$ 1,389,613</b>	<b>\$ 103,372,360</b>	<b>\$ 104,761,973</b>