



June 1, 2023

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

Reference: Walton County Public Safety
Award of Component Guaranteed Maximum Price (CGMP) #2 Recommendation

Dear Mr. Thompson:

Please accept our recommendation to award Component Guaranteed Maximum Price (CGMP) #2 for trade contractor package award for the scope of work outlined in the attached letter from McCarthy + Barnsley.

Summary of Authorization:

Previously Authorized Services <i>(Preconstruction & CGMP #1)</i>	\$1,886,253
CGMP #2 <i>(current authorization recommendation)</i>	\$57,811,001
Total Current Commitment	\$59,697,254

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.

The anticipated presentation of the GMP for approval will be at the July 2023 or August 2023 Board of Commissioners meeting. With this letter, CPS is requesting authority to issue a Notice to Proceed to start construction activities, which will be determined based on the date of approval of the overall project Guaranteed Maximum Price.

The subcontractor selection process utilized to develop CGMP #2 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 #2 to McCarthy + Barnsley.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Megan', with a long, sweeping horizontal stroke extending to the right.

Megan Kocikowski
Vice President

Enclosure: McCarthy + Barnsley letter and CGMP #2



May 31, 2023

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

RE: Walton County Public Safety Complex
Component GMP No. 02 – Critical Trade Release

Dear Megan,

Please see the attached Component Guaranteed Maximum Price (CGMP) Proposal to release critical trade packages associated with long lead and critical path schedule items. 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
 - Concrete
 - Precast Structure
 - Detention Equipment & Security Electronics Contractor
 - Electrical Equipment
 - Earthwork
- Solicitation – Contact with subcontractors was provided as below:
 - Advertisement via Walton Tribune
 - Engagement and Solicitation via Building Connected solicitation software
- Documents made available to subcontractors:
 - WCPSC – Design Drawings dated 04.26.23
 - WCPSC – Preliminary Schedule
 - WCPSC – Geotechnical Report
 - RFI Responses
- Evaluation of RFP Responses were based on the following:
 - Firm’s Capabilities & Qualifications
 - Local Participation Plan
 - Lowest Qualified Bid



- Result of RFP for Critical Trade Packages 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 the project.

Concrete	McCarthy Self-Perform
Precast Structure	Metromont
Detention Equipment & Security Electronics	Pauly Jail Building Company
Electrical Equipment	West Georgia Electric
Earthwork	Brent Scarbrough & Company

Sincerely,
McCarthy Barnsley

Tyler Isgett
Director of Preconstruction

Cc: Rob Schulten, Steve Langdon, Beau Barth, Griffin Hall Precision Planning



cGMP2 Release Summary

CGMP No. 02 Release Summary

Total cGMP2

TOTAL

Recommended Subcontractor

BP#	ITEM OF WORK
3A	Structural Concrete, Site Concrete, & C&G
3B	Precast
12A	Detention Equipment
26A	Electrical
31A	Earthwork & Grading

McCarthy Building Companies
Metromont
Pauly Jail
West Georgia Electric
Brent Scarbrough & Company

\$7,905,844
\$7,166,425
\$22,940,400
\$1,676,700
\$7,404,550

Subtotal

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\$ 47,093,919

Preconstruction Services
General Conditions
General Requirements
Insurances
Payment & Performance Bond
Subguard
Construction Contingency (3.0%)
Fee (3.85%)

1.50%
3.00%
3.85%

\$118,052
\$2,523,670
\$1,027,088
\$1,755,000
\$713,700
\$706,409
\$1,734,330
\$2,138,833

Construction Total

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\$ 57,811,001



cGMP Release Summary to Date

		cGMP Release Summary To Date				
BP#	ITEM OF WORK	Recommended Subcontractor	Preconstruction Release	CGMP No. 01 Design-Assist & Early Release	CGMP No. 02 Early Release Package	
			TOTAL	TOTAL	TOTAL	TOTAL
3A	Structural Concrete, Site Concrete, & C&G	McCarthy Building Companies	\$0	\$0	\$7,905,844	\$7,905,844
3B	Precast	Metromont	\$0	\$480,000	\$7,166,425	\$7,646,425
12A	Detention Equipment	Pauly Jail	\$0	\$83,000	\$22,940,400	\$23,023,400
26A	Electrical	West Georgia Electric	\$0	\$520,000	\$1,676,700	\$2,196,700
31A	Earthwork & Grading	Brent Scarbrough & Company	\$0	\$0	\$7,404,550	\$7,404,550
Subtotal			\$ -	\$ 1,083,000	\$ 47,093,919	\$ 48,176,919
Preconstruction Services			\$496,640	\$0	\$118,052	\$614,692
General Conditions			\$0	\$174,066	\$2,523,670	\$2,697,736
General Requirements			\$0	\$0	\$1,027,088	\$1,027,088
Insurances			\$0	\$16,870	\$1,755,000	\$1,771,870
Bond			\$0	\$7,754	\$713,700	\$721,454
Subguard			\$0	\$18,694	\$706,409	\$725,103
Construction Contingency (3.0%)			\$0	\$37,712	\$1,734,330	\$1,772,042
Fee (3.85%)			\$0	\$51,517	\$2,138,833	\$2,190,350
Construction Total			\$ 496,640	\$ 1,389,613	\$ 57,811,001	\$ 59,697,254



Walton County
Public Safety Complex

Monroe, GA

May 31, 2023

Work Package Variance to DD Budget

BP#	ITEM OF WORK	Total Cost of Trades Budget Update 05.26.2023	Total Cost of Trades DD Estimate 07.20.2022	Variance
		TOTAL	TOTAL	TOTAL
3A	Structural Concrete, Site Concrete, & C&G	\$7,905,844	\$7,873,673	\$ 32,171
3B	Precast	\$7,646,425	\$7,010,810	\$ 635,615
12A	Detention Equipment	\$23,023,400	\$24,254,400	\$ (1,231,000)
26A	Electrical	\$10,207,250	\$9,701,620	\$ 505,630
31A	Earthwork & Grading	\$7,404,550	\$6,761,747	\$ 642,803
Subtotal		\$ 56,187,469	\$ 55,602,250	\$ 585,219