



July 26, 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 Guaranteed Maximum Price (GMP) Recommendation

Dear Mr. Thompson:

Please accept our recommendation to award the Guaranteed Maximum Price (GMP) for the project. The scope of work is outline in the attached letter from McCarthy + Barnsley.

Summary of Authorization:

Previously Authorized Services <i>(Preconstruction, CGMP #1, & CGMP #2)</i>	\$59,697,254
Increased Commitment Amount <i>(current authorization recommendation)</i>	\$69,878,427
Total Guaranteed Maximum Price	\$129,575,681

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.

In the early release package #2 (CGMP#2) CPS received authority from the County to issue a Notice to Proceed for construction; CPS will issue the Notice to Proceed for August 7, 2023.

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

Regarding the structural steel scope of work, our recommendation is that McCarthy + Barnsley conducts further analysis and due diligence to award this scope of work to the lowest responsive, responsible bidder. Savings arriving from this analysis should be returned to the Owner.

Comprehensive Program Services, Inc. recommends authorization of GMP to McCarthy + Barnsley.

Sincerely,

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

Megan Kocikowski
Vice President

Enclosure: McCarthy + Barnsley letter and GMP



July 21, 2023

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

RE: Walton County Public Safety Complex
Exhibit I - fGMP Release

Dear Megan,

Please see the attached final Guaranteed Maximum Price (fGMP) Proposal to release noted trade packages and associated values. 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.

- Solicitation – Contact with subcontractors was provided as below:
 - Advertisement via Walton Tribune
 - Engagement and Solicitation via Building Connected solicitation software
 - Public outreach session
- 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 the RFP attached Trade Packages have established recommendations for award as listed in the attachment. These firms are recommended due to their capabilities and experience with similar jail projects.

Below are the listed packages with recommended subcontractor and next steps:

- Bid Package 1A Final Clean – Solicitation to occur at later date
- Bid Package 4A Masonry – C & M Masonry
- Bid Package 5A Structural Steel
- Bid Package 6A Millwork & Casework – Adams Group Cabinetry
- Bid Package 7A Joint Sealants & Waterproofing – TCM Waterproofing
- Bid Package 7B Roofing – Jail Support & Housing – Crabapple Roofing
- Bid Package 7B Roofing – Sheriff Administration, Coroner, Car Wash – Edge 2 Edge Roofing
- Bid Package 7C Metal Panels – Request release on package value for recommended subcontractor to be finalized later



- Bid Package 8A General Works (DFH & Specialties – McCarthy Building Companies
- Bid Package 8B Overhead Doors – Metro Garage Door
- Bid Package 8C Glass & Glazing – Jones Glass
- Bid Package 9A Drywall, Framing, & Ceilings – Mulkey
- Bid Package 9B Flooring – DCO
- Bid Package 9C Terrazzo – Doyle Dickerson Terrazzo
- Bid Package 9D Kitchen Resinous Flooring – Extreme IFC LLC
- Bid Package 9E Painting - Request release on package value for recommended subcontractor to be finalized later
- Bid Package 10B Signage – Flyin’ High Signs
- Bid Package 11C Food Service Equipment – Boelter
- Bid Package 11D Equipment Vehicle Lift - Request release on package value for recommended subcontractor to be finalized later
- Bid Package 11F Car Wash Equipment – Car Wash Chemical Solutions
- Bid Package 11G Evidence Lockers – Nycom
- Bid Package 11H Laundry Equipment – Southeastern Laundry Equipment
- Bid Package 12B Window Treatments – DCO
- Bid Package 12C Lab Casework – Nycom
- Bid Package 14C Elevators – Schindler
- Bid Package 21A Fire Protection – Advantage Fire
- Bid Package 22A Plumbing – Southern Mechanical
- Bid Package 23A HVAC – Ivey Mechanical
- Bid Package 27A ERRC – Motorola Solutions
- Bid Package 32B Paving & Accessories – Brother Georgia Wildcat Paving
- Bid Package 32G Synthetic Turf – CBA Sports
- Bid Package 32H Fences & Gates – Florida Detention
- Bid Package 32I Parking Gates & Arm Barriers – ASPIS Parking Solutions
- Bid Package 32J Landscape – Metro Contracting LLC

Please approve the release of the above packages by signature on this letter.

Sincerely,
McCarthy Barnsley

Tyler Isgett
Director of Preconstruction

REVIEW: (CPS)

Date:

APPROVAL: (The Honorable David G. Thompson, Chairman Walton Co.)

Date:

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



fGMP Release Summary

		fGMP Release Summary	
		Recommended Subcontractor	Total fGMP
BP#	ITEM OF WORK		TOTAL
1B	Final Clean	TBD	\$78,927
3A	Structural Concrete, Site Concrete, & C&G	McCarthy Building Companies	-\$62,335
4A	Masonry	C & M Masonry	\$6,359,471
5A	Structural Steel		\$4,490,349
6A	Millwork & Casework	Adams Group Cabinetry	\$554,726
7A	Joint Sealants & Waterproofing	TCM Waterproofing	\$973,130
7B	Roofing	Crabapple & Edge 2 Edge	\$2,698,632
7C	Metal Panels	TBD	\$804,225
8A	General Works - DFH & Specialties	McCarthy Building Companies	\$2,577,292
8B	Overhead Doors	Metro Garage Door	\$279,283
8C	Glass & Glazing	Jones Glass	\$1,183,375
9A	Drywall, Framing, & Ceilings	Mulkey	\$3,363,900
9B	Flooring	DCO	\$852,307
9C	Terrazzo	Doyle Dickerson Terrazzo	\$52,500
9D	Kitchen Resinous Flooring	Extreme IFC LLC	\$57,433
9E	Painting	TBD	\$1,115,693
10B	Signage	Flyin' High Signs	\$106,630
10F	Pre-Engineered Canopies	Peachtree Protective Covers	\$129,147
11C	Food Service Equipment	Boelter Company	\$1,038,207
11D	Equipment - Vehicle Lift	TBD	\$5,000
11E	Equipment - Coroner Cooler	BY OWNER	\$0
11F	Car Wash Equipment	Car Wash Chemical Solutions	\$69,202
11G	Evidence Lockers	Nycom	\$87,455
11H	Laundry Equipment	Southeastern Laundry Equipment	\$235,400
12A	Detention Equipment	Pauly Jail	\$156,788
12B	Window Treatments	DCO	\$44,835
12C	Lab Casework	Nycom	\$77,610
14C	Elevators	Schindler	\$99,600
21A	Fire Protection	Advantage Fire	\$1,262,600
22A	Plumbing	Southern Mechanical	\$9,635,747
23A	HVAC	Ivey Mechanical	\$11,365,920
26A	Electrical	West GA Electric	\$7,976,775
27A	ERRC	Motorola Solutions	\$134,904
27B	Communications		\$0
28A	Audio Visual		\$0
32B	Paving and Accessories	Brothers Georgia Wildcat Paving	\$1,408,984
32G	Synthetic Turf	CBA Sports	\$38,046
32H	Fences & Gates	Florida Detention	\$799,700
32I	Parking Gates & Arm Barriers	ASPIS Parking Solutions	\$32,921
32J	Landscape	Metro Contracting LLC	\$397,612
51	Program Reduction VM Items		-\$500,000
Subtotal			\$ 59,981,991



fGMP Release Summary

		fGMP Release Summary	
		Total fGMP	
BP#	ITEM OF WORK	Recommended Subcontractor	TOTAL
	Preconstruction Services		\$0
	General Conditions		\$3,185,398
	General Requirements		\$1,651,342
	Insurances		-\$22,598
	Bond		\$1,578
	Subguard		\$897,281
	Construction Contingency		\$1,592,853
	Fee (3.85%)	3.85%	\$2,590,582
	Construction Total		\$ 69,878,427



Project Executive Summary & Potential Cost Plan

TOTAL PROJECT BUDGET		TOTALS
Fire Marshall Set Pricing (w/ MEP Update) - 06.23.2023	\$	133,749,967
Total	\$	133,749,967
1 ACCEPTED VE OPTIONS		TOTALS
Accepted Value Engineering Options	\$	(3,674,286)
Total with Accepted VE	\$	130,075,681
2 PROGRAM VE (Rough Order of Magnitude)		TOTALS
Defer Car Wash Building	\$	(250,000)
Shell 6 Medical Cells	\$	(250,000)
Total if Program is Reduced per Above	\$	129,575,681
3 REJECTED VE		TOTALS
Rejected Value Engineering Options	\$	(1,480,710)
4 PROJECT ALTERNATES		TOTALS
Courthouse Public Drive & Parking	\$	1,256,146
Courthouse Secure Access Drive	\$	299,583
Downspout Piping	\$	116,270
Dayroom Security Glazing		TBD
Staff Dining Equipment	\$	220,827
Security Glass at Housing Mezzanine in lieu of Commercial	\$	363,110
Contractor Provided Full Signage Package	\$	45,000
Change Main Electrical Service from 1 to 3 Feeds		TBD
TOTAL ALTERNATES	\$	2,300,935



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	FGMP Release Package	
			TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
1A	Final Clean	TBD	\$0	\$0	\$0	\$78,927	\$78,927
3A	Structural Concrete, Site Concrete, & C&G	McCarthy Building Companies	\$0	\$0	\$7,905,844	-\$62,335	\$7,843,509
3B	Precast	Metromont	\$0	\$480,000	\$7,166,425	\$0	\$7,646,425
4A	Masonry	C & Masonry	\$0	\$0	\$0	\$6,359,471	\$6,359,471
5A	Structural Steel		\$0	\$0	\$0	\$4,490,349	\$4,490,349
6A	Millwork & Casework	Adams Group Cabinetry	\$0	\$0	\$0	\$554,726	\$554,726
7A	Joint Sealants & Waterproofing	TCM Waterproofing	\$0	\$0	\$0	\$973,130	\$973,130
7B	Roofing	Crabapple & Edge 2 Edge	\$0	\$0	\$0	\$2,698,632	\$2,698,632
7C	Metal Panels	TBD	\$0	\$0	\$0	\$804,225	\$804,225
8A	General Works (DFH & Specialties)	McCarthy Building Companies	\$0	\$0	\$0	\$2,577,292	\$2,577,292
8B	Overhead Doors	Metro Garage Door	\$0	\$0	\$0	\$279,283	\$279,283
8C	Glass & Glazing	Jones Glass	\$0	\$0	\$0	\$1,183,375	\$1,183,375
9A	Drywall, Framing, & Ceilings	Mulkey	\$0	\$0	\$0	\$3,363,900	\$3,363,900
9B	Flooring	DCO	\$0	\$0	\$0	\$852,307	\$852,307
9C	Terrazzo	Doyle Dickerson Terrazzo	\$0	\$0	\$0	\$52,500	\$52,500
9D	Kitchen Resinous Flooring	Extreme IFC LLC	\$0	\$0	\$0	\$57,433	\$57,433
9E	Painting	TBD	\$0	\$0	\$0	\$1,115,693	\$1,115,693
10B	Signage	Flyin' High Signs	\$0	\$0	\$0	\$106,630	\$106,630
10F	Pre-engineered Canopies	Peachtree Protective Covers	\$0	\$0	\$0	\$129,147	\$129,147
11C	Food Service Equipment	Boelter Company	\$0	\$0	\$0	\$1,038,207	\$1,038,207
11D	Equipment - Vehicle Lift	TBD	\$0	\$0	\$0	\$5,000	\$5,000
11E	Equipment - Coroner Cooler	NA	\$0	\$0	\$0	\$0	\$0
11F	Car Wash Equipment	Car Wash Chemical Solutions	\$0	\$0	\$0	\$69,202	\$69,202
11G	Evidence Lockers	Nycom	\$0	\$0	\$0	\$87,455	\$87,455
11H	Laundry Equipment	Southeastern Laundry Equipment	\$0	\$0	\$0	\$235,400	\$235,400
12A	Detention Equipment	Pauly Jail	\$0	\$83,000	\$22,940,400	\$156,788	\$23,180,188
12B	Window Treatments	DCO	\$0	\$0	\$0	\$44,835	\$44,835
12C	Lab Casework	Nycom	\$0	\$0	\$0	\$77,610	\$77,610
14C	Elevators	Schindler	\$0	\$0	\$0	\$99,600	\$99,600
21A	Fire Protection	Advantage Fire	\$0	\$0	\$0	\$1,262,600	\$1,262,600
22A	Plumbing	Southern Mechanical	\$0	\$0	\$0	\$9,635,747	\$9,635,747
23A	HVAC	Ivey Mechanical	\$0	\$0	\$0	\$11,365,920	\$11,365,920
26A	Electrical	West Georgia Electric	\$0	\$520,000	\$1,676,700	\$7,976,775	\$10,173,475
27A	ERRC	Motorola Solutions	\$0	\$0	\$0	\$134,904	\$134,904
27B	Communications		\$0	\$0	\$0	\$0	\$0
28A	Audio Visual		\$0	\$0	\$0	\$0	\$0
31A	Earthwork & Grading	Brent Scarbrough & Company	\$0	\$0	\$7,404,550	\$0	\$7,404,550
32B	Paving & Accessories	Brothers Georgia Wildcat Paving	\$0	\$0	\$0	\$1,408,984	\$1,408,984
32G	Synthetic Turf	CBA Sports	\$0	\$0	\$0	\$38,046	\$38,046
32H	Fences & Gates	Florida Detention	\$0	\$0	\$0	\$799,700	\$799,700
32I	Parking Gates & Arm Barriers	ASPIS Parking Solutions	\$0	\$0	\$0	\$32,921	\$32,921
32J	Landscape	Metro Contracting LLC	\$0	\$0	\$0	\$397,612	\$397,612
51	VM Program Changes		\$0	\$0	\$0	-\$500,000	-\$500,000
Subtotal			\$ -	\$ 1,083,000	\$ 47,093,919	\$ 59,981,991	\$ 108,158,910



cGMP Release Summary to Date

		cGMP Release Summary To Date				
		Preconstruction Release	CGMP No. 01 Design-Assist & Early Release	cGMP No. 02 Early Release Package	fGMP Release Package	
BP#	ITEM OF WORK	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
	Preconstruction Services	\$496,640	\$0	\$118,052	\$0	\$614,692
	General Conditions	\$0	\$174,066	\$2,523,670	\$3,185,398	\$5,883,134
	General Requirements	\$0	\$0	\$1,027,088	\$1,651,342	\$2,678,430
	Insurances	\$0	\$16,870	\$1,755,000	-\$22,598	\$1,749,272
	Bond	\$0	\$7,754	\$713,700	\$1,578	\$723,032
	Subguard	\$0	\$18,694	\$706,409	\$897,281	\$1,622,384
	Construction Contingency	\$0	\$37,712	\$1,734,330	\$1,592,853	\$3,364,895
	Fee (3.85%)	\$0	\$51,517	\$2,138,833	\$2,590,582	\$4,780,932
	Construction Total	\$ 496,640	\$ 1,389,613	\$ 57,811,001	\$ 69,878,427	\$ 129,575,681



Walton County
Public Safety Complex

Monroe, GA

July 21, 2023

Total GMP Recap

BP#	ITEM OF WORK	Potential Recommended Subcontractors	Total Cost of Trades Budget Update 07.21.2023
			TOTAL
1B	Final Clean	TBD	\$78,927
3A	Structural Concrete, Site Concrete, & C&G	McCarthy Building Companies	\$7,905,844
3B	Precast	Metromont	\$7,646,425
4A	Masonry	C & M Masonry	\$6,413,471
5A	Structural Steel		\$4,581,304
6A	Millwork & Casework	Adams Group Cabinetry	\$554,726
7A	Joint Sealants & Waterproofing	TCM Waterproofing	\$973,130
7B	Roofing	Crabapple & Edge 2 Edge	\$2,928,978
7C	Metal Panels	TBD	\$836,225
8A	General Works - DFH & Specialties	McCarthy Building Companies	\$2,717,040
8B	Overhead Doors	Metro Garage Door	\$279,283
8C	Glass & Glazing	Jones Glass, Inc	\$1,183,375
9A	Drywall, Framing, & Ceilings	Mulkey	\$3,409,400
9B	Flooring	DCO	\$892,208
9C	Terrazzo	Doyle Dickerson Terrazzo	\$82,800
9D	Kitchen Resinous Flooring	Extreme IFC LLC	\$57,433
9E	Painting	TBD	\$1,355,812
10B	Signage	Flyin' High Signs	\$106,630
10F	Pre-Engineered Canopies	Peachtree Protective Covers	\$129,147
11C	Food Service Equipment	Boelter Company	\$1,072,345
11D	Equipment - Vehicle Lift	TBD	\$5,000
11E	Equipment - Coroner Cooler	BY Owner	\$90,459
11F	Car Wash Equipment	Car Wash Chemical Solutions	\$69,202
11G	Evidence Lockers	Nycom	\$87,455
11H	Laundry Equipment	Southeastern Laundry Equipment	\$235,400
12A	Detention Equipment	Pauly Jail	\$23,106,400
12B	Window Treatments	DCO Inc	\$44,835
12C	Lab Casework	Nycom	\$77,610
14C	Elevators	Schindler	\$99,600
21A	Fire Protection	Advantage Fire	\$1,262,600
22A	Plumbing	Southern Mechanical	\$10,054,110
23A	HVAC	Ivey Mechanical	\$12,386,721
26A	Electrical	West GA Electric	\$11,017,850
27A	ERRC	Motorola Solutions	\$134,904
27B	Communications		\$0
28A	Audio Visual		\$0
31A	Earthwork & Grading	Brent Scarbrough & Company	\$7,404,550
32B	Paving and Accessories	Brothers Georgia Wildcat Paving	\$1,474,209
32G	Synthetic Turf	CBA Sports	\$38,046
32H	Fences & Gates	Florida Detention	\$837,420
32I	Parking Gates & Arm Barriers	ASPIS Parking Solutions	\$32,921
32J	Landscape	Metro Contracting LLC	\$397,612



Walton County
Public Safety Complex

Monroe, GA

July 21, 2023

Total GMP Recap

		Potential Recommended Subcontractors	Total Cost of Trades Budget Update 07.21.2023
BP#	ITEM OF WORK		TOTAL
50	Value Management - Accepted Items		-\$3,402,497
51	VM - Program VE		-\$500,000
	Subtotal		\$ 108,158,910
	Preconstruction Services		\$614,692
	General Conditions		\$5,883,134
	General Requirements		\$2,678,430
	Insurances		\$1,749,272
	Bond		\$723,032
	Subguard		\$1,622,384
	Escalation Allowance		\$0
	Construction Contingency		\$3,364,895
	Fee (3.85%)		\$4,780,932
	Construction Total		\$ 129,575,681