

**MEMORANDUM**

**To:** Mayor and City Council

**From:** Michael Smith, Public Works Director

**Date:** February 09, 2015

**Subject:** **Discussion of a Contract for Construction Management**

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**ITEM DESCRIPTION**

Discussion of a Contract with Lowe Engineers for Construction Management

**BACKGROUND**

In addition to paving and sidewalk construction, the city has been planning and setting aside funding for several years to construct a number of significant projects. Several of these (Tilly Mill at North Peachtree, Water and Road Improvements on Mount Vernon and Chamblee Dunwoody, and the park on Pernoshal) will be the biggest construction projects the city has undertaken to date. Additionally, the city has increased the 2015 funding for storm water repairs by 30%. In total over \$15 million of investment is planned for transportation, parks and storm water improvements. This is more than double the amount invested in any previous year.

In anticipation of the increased workload, construction management costs have been included in the budget for several of the larger capital projects and in the storm water utility budget. The purpose of the construction management services will be to provide a daily presence on construction sites, provide overall project coordination, and to manage the contractor with respect to the cost, schedule and quality of the project.

In January the city advertised a request for proposals (RFP) for construction management services, and received seven proposals. A review committee consisting of the Public Works Director, Finance Director and Assistant to the City Manager rated the qualifications and experience presented in each firm's technical proposal. The sealed cost proposals were then opened and considered as 10% of the total score. Based on these ratings, Lowe Engineers and BM&K Construction & Engineering, were short listed for an interview. After interviewing both firms the review committee determined the qualifications and experience presented by Lowe Engineers provide the best overall value to the city.

**FUNDING**

Lowe's initial proposal to the city was a lump sum fee of \$350,000 for 10 months of construction management. After negotiations a revised cost of \$184,809.60 has been provided for 10 months of a full-time, construction manager with additional engineering support available upon the city's request at specified hourly rates. The city has an available budget of \$314,000.

**RECOMMENDED ACTION**

Staff recommends approval of a contract with Lowe Engineers for a base fee of \$184,809.6 with additional services, as directed by the city, on a unit price basis with a total not to exceed contract amount of \$300,000. -95-

**RFP 14-17  
Construction Management Services**

	Qualifications Score			Average Qualifications Score	Cost Score	Subtotal	Total w/Interview	Proposed Monthly Cost
	RK	MDS	CP					
Lowe Engineers	75	79	90	81	9	<b>91</b>	<b>111</b>	<b>\$ 35,000</b>
BM&K Construction & Engineering	73	81	85	80	10	<b>90</b>	<b>108</b>	<b>\$ 30,842</b>
Moreland Altobelli Associates, Inc.	80	74	85	80	8	<b>88</b>		<b>\$ 42,000</b>
Silverman Construction Program Management	66	80	80	75	5	<b>80</b>		<b>\$ 58,000</b>
Long Engineering, Inc.	80	74	70	75	1	<b>76</b>		<b>\$ 84,600</b>
Fischer Contractors, LLC	22	43	41	35	8	<b>43</b>		<b>\$ 42,488</b>
USA Construction	7	28	23	19	8	<b>28</b>		<b>\$ 40,000</b>