



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and City Council

From: Michael Smith, Public Works Director

Date: November 12, 2024

Subject: **Contract for Construction Manager at Risk for the Brook Run Maintenance Facility**

ACTION

Contract with Moller Purcell to act as the Construction Manager during the preconstruction phase of the Brook Run Maintenance Facility project and to prepare a Guaranteed Maximum Price (GMP) to construct the facility.

SUMMARY

The City has allocated funding to build a new facility for public works and parks maintenance on the site of the current facility at Brook Run Park. The current facility was part of the State's original medical campus on the property and does not serve the current needs of the city's maintenance operation.

The City worked with a design team of architects and engineers to develop conceptual plans for the building and maintenance yard to meet the city's current and future needs. A Request for Proposals (RFP 24-04) was issued for Construction Manager at Risk services and seven proposals were received. Proposals were evaluated based on contractor qualifications, experience with similar projects, schedule and the contractor's proposed fee for construction. The top four ranked contractors were interviewed, and Moeller Purcell received the highest overall rating.

DETAILS

In a Construction Manager at Risk contract, the contractor is hired to be a part of the design process and advise the design team on constructability and cost issues in anticipation of being contracted to construct the project. Moeller Purcell has proposed a fee of \$4,500 per month for the preconstruction services which are expected to take 2 to 3 months. Once the design is completed, Moller Purcell will provide the city with a Guaranteed Maximum Price to construct the project and the city will have the option to accept the price, negotiate or terminate the contract.



City of Dunwoody Georgia

Brook Run Maintenance Facility Contract for Construction Manager at Risk

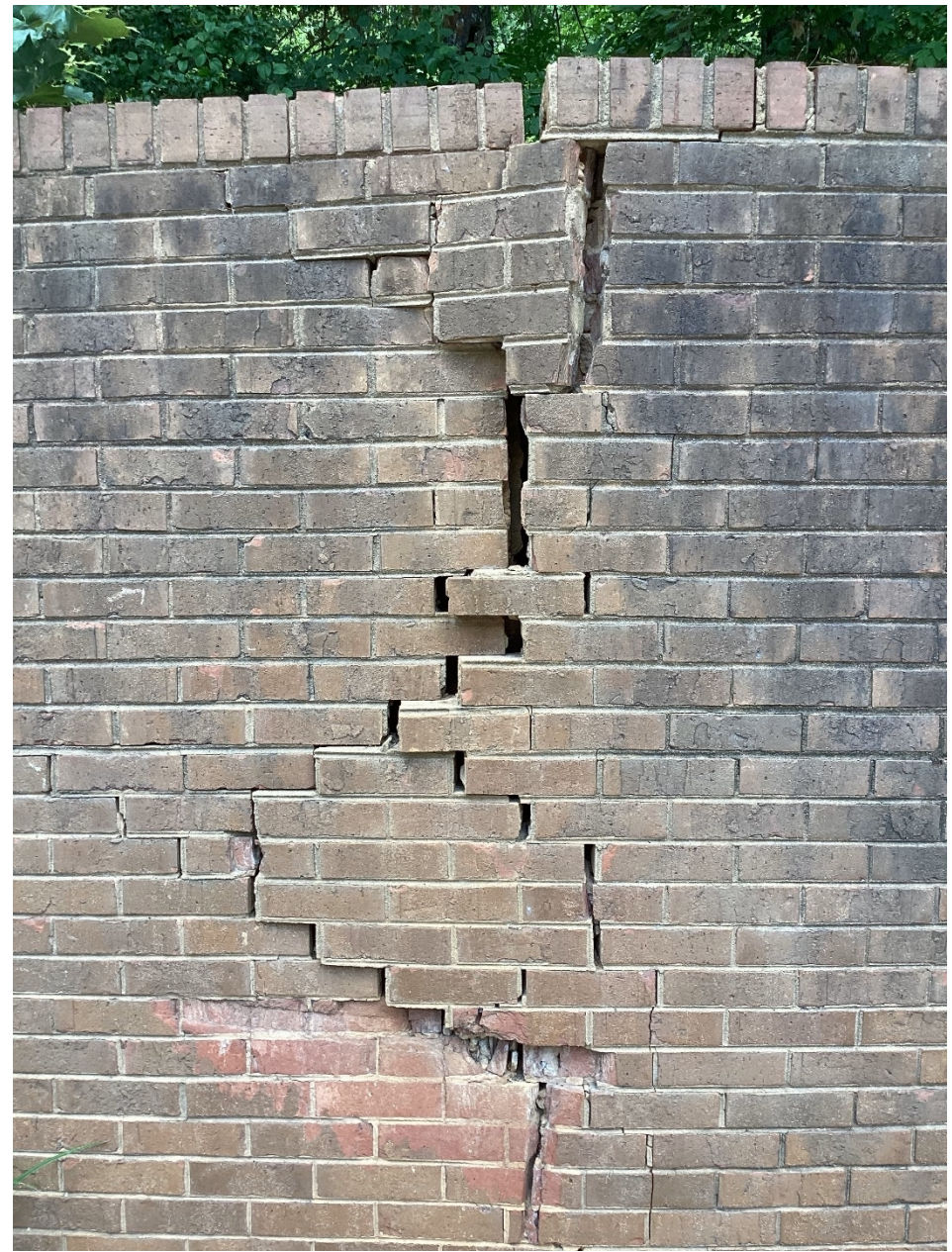
November 2024

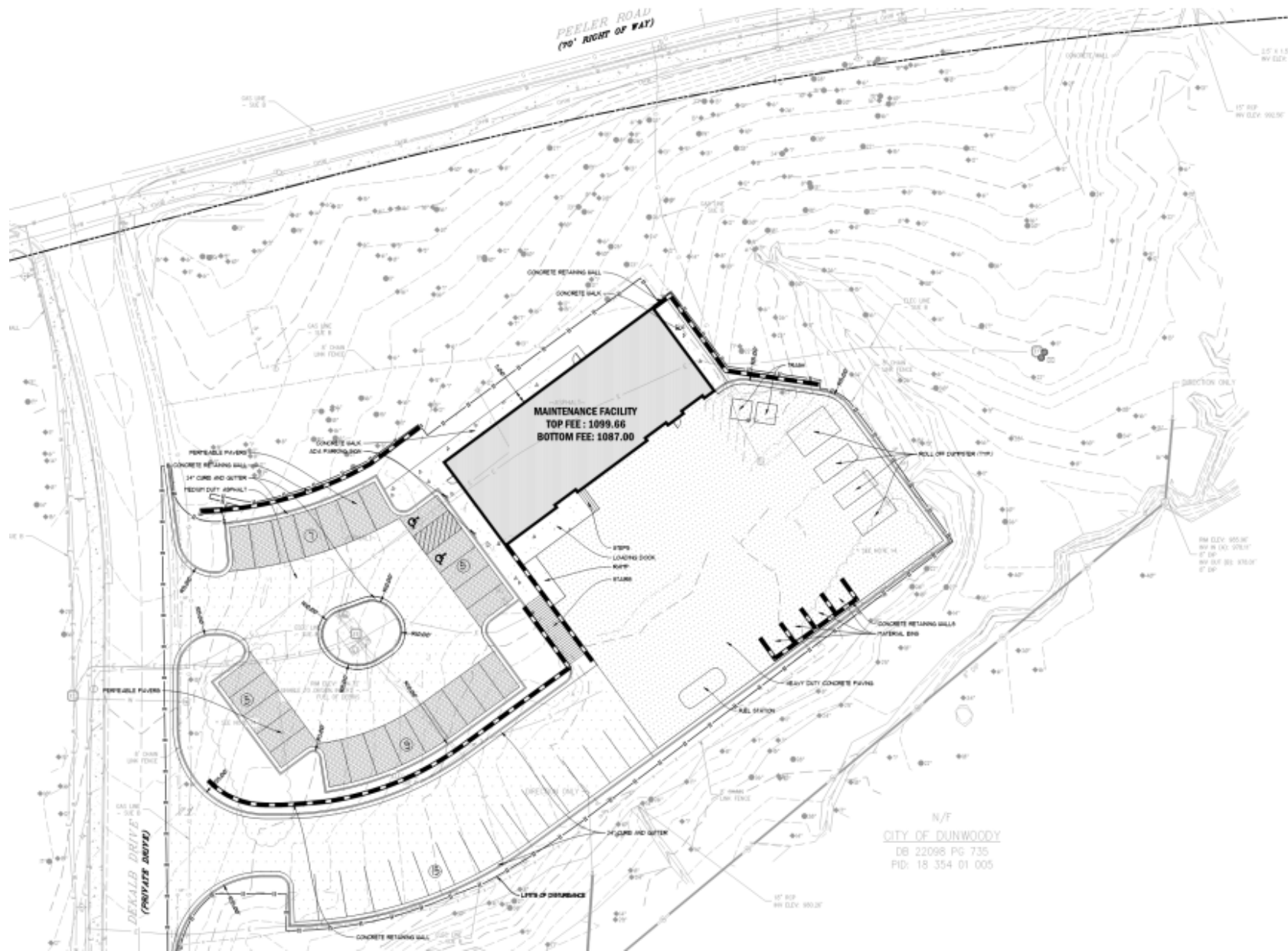
Packet page:...

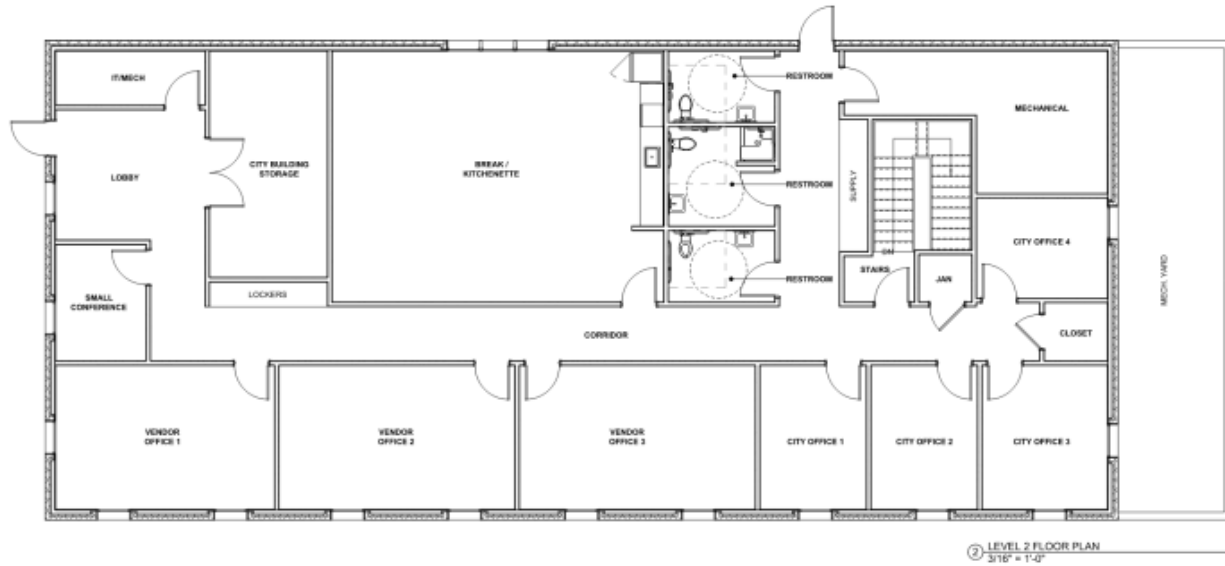






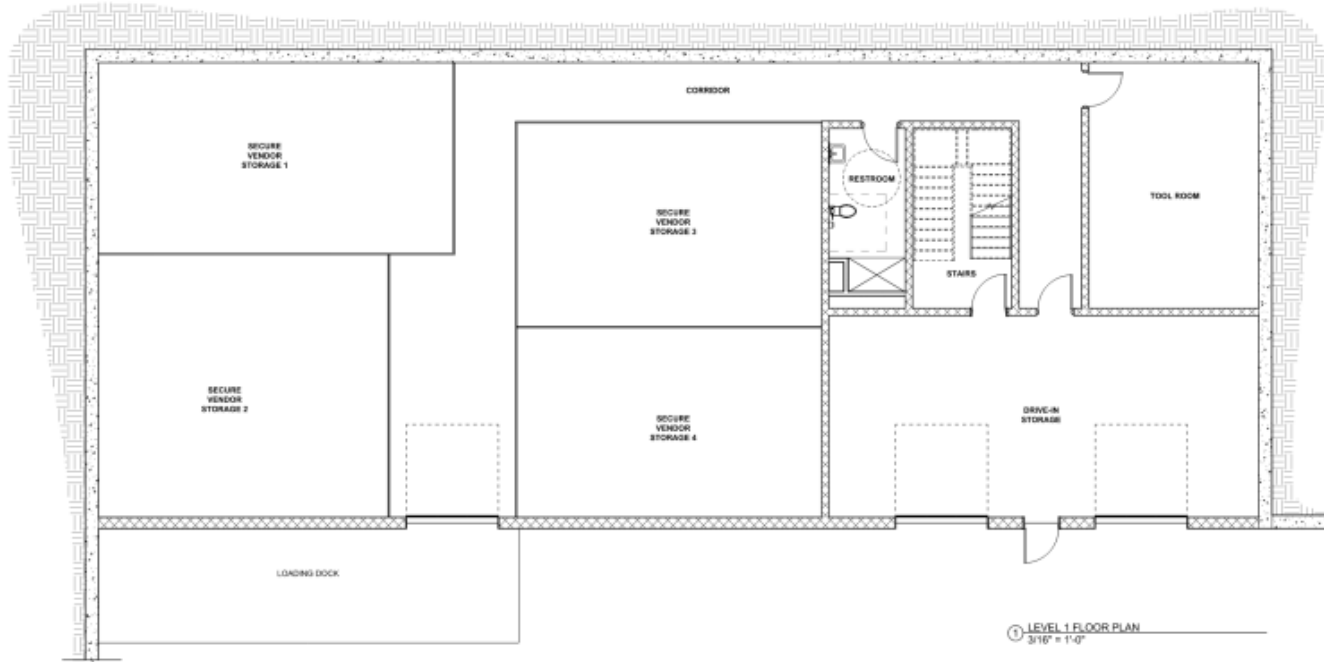






② LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

Proposed Building Area 8,400 square feet
Existing Building 10,000 s.f.



① LEVEL 1 FLOOR PLAN
3/16" = 1'-0"



① DIAGRAMATIC SITE DESIGN

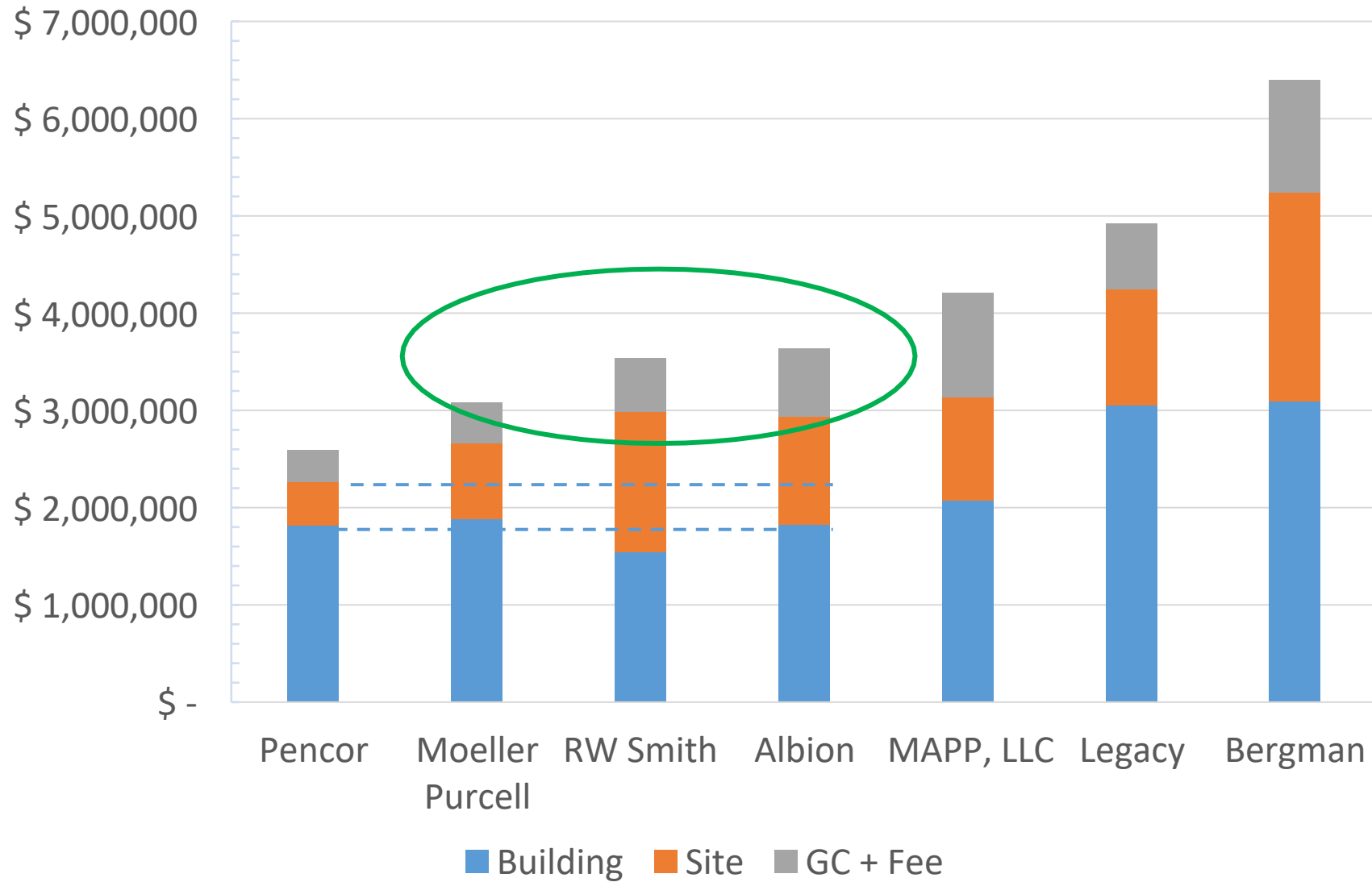


Scoring Sheet

Instructions: Please provide a score for each section of the RFP and interview within the yellow cells below.

	Weighted Score	Albion	Bergmann	Legacy	MAPP	Moeller Purcell	Pencor	RW Smith
RFP Category: Pre-Interview								
General Firm Qualifications, Project Team & Relevant Project Experience	10%	72	52	52	53	78	65	42
Schedule	15%	62	65	30	0	83	45	0
Quality of Estimate / Budget Validation	20%	67	50	48	23	67	57	75
Compensation (General Conditions & Fee)	20%	46	12	55	18	79	73	59
PRE-INTERVIEW SUB TOTAL	65%	39	27	30	14	50	39	31
	Weighted Score	Albion	Bergmann	Legacy	MAPP	Moeller Purcell	Pencor	RW Smith
RFP Category: Post-Interview								
Interview Presentation	15%	98				73	55	52
Value Engineering	20%	75				97	57	60
POST-INTERVIEW SUB TOTAL	35%	30	0	0	0	30	20	20
GRAND TOTAL	100%	69	27	30	14	80	59	51

Contract Preliminary Cost Estimate Comparison



Project Budget

Allocated Funding (Sale of Shallowford Property)	\$1,500,000
Surplus Capital Project Funds From Georgetown Gateway	\$1,300,000
Stormwater Funding	\$300,000
Insurance Funds from Building Fire	<u>\$89,000</u>
Total Revenue	\$3,189,000
Total Estimated Project Cost	\$3,800,000
Gap	(\$611,000)

Next Steps

- Enter into a Construction Manager at Risk contract with Moeller Purcell to provide preconstruction services
- Work with Moeller Purcell and the design team to develop the most cost-effective design that meets the city's long-term needs
- When construction plans are more fully developed, Moeller Purcell will provide a Guaranteed Maximum Price (GMP) for Construction based on competitive bids from subcontractors.
- GMP will be presented to City Council for approval to contract with Moeller Purcell for construction.