City of Dunwoody Georgia

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

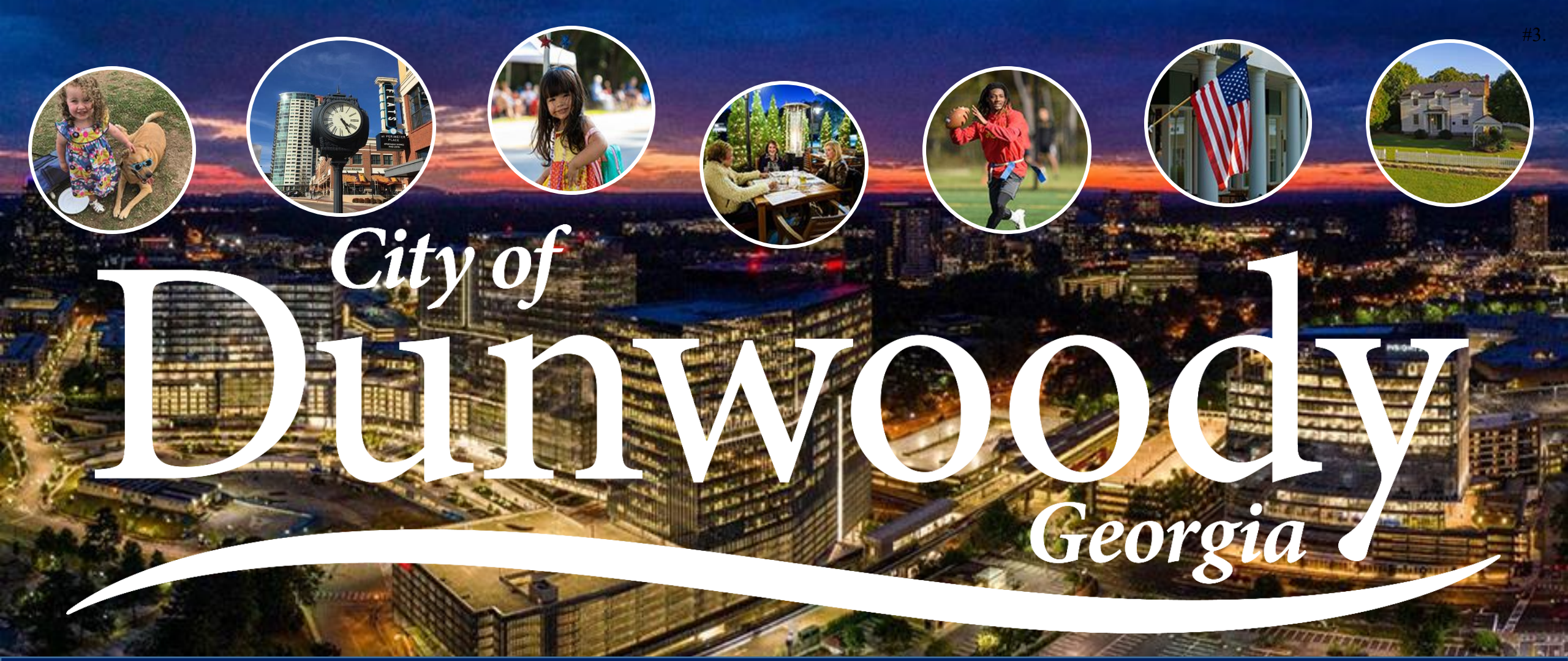
Subject: **Contract for Construction Manager at Risk for the Brook Run Maintenance Facility**

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.



Brook Run Maintenance Facility-Green Building Policy

February 2025


WAREHOUSE BUILDING
3,300 sf
OFFICE BUILDING
3,000 sf
EXISTING FENCE
CONCRETE RETAINING WALL
8' CHAIN LINK FENCE W/ PRIVACY SLATS
STEEL BOLLARDS
EXISTING RETAINING WALL
TRANSFORMER
HEAVY DUTY CONCRETE PAVING
DUMPSTER
LOADING DOCK
CONCRETE DUMPSTER PAD W/ DRAIN
8' CHAIN LINK FENCE W/ PRIVACY SLATS
24" CURB & GUTTER
CONCRETE RETAINING WALL
CONCRETE WALK
ADA
DUMPSTER
CONCRETE DUMPSTER PAD W/ DRAIN
CONCRETE RETAINING WALL
STEEL BOLLARD
ROLL OFF DUMPSTER TYP.
HEAVY DUTY CONCRETE PAVING
STAIRS
CONCRETE RETAINING WALL
HEAVY DUTY ASPHALT PAVING
IFC ALTERNATIVE HAMMERHEAD
CONCRETE WALK
MEDIUM DUTY ASPHALT
FUEL STATION
8' CHAIN LINK FENCE W/ PRIVACY SLATS

City's Green Building Policy

Buildings under 5,000 square feet

3. Facilities and buildings under 5,000 gross square feet of occupied space or less than one million dollars total project cost are encouraged to be designated LEED-NC Certified. However, if LEED-NC certification is not feasible, per the exceptions in Section IV, smaller buildings must be certified using Energy Star or EarthCraft Light Commercial standards.

City's Green Building Policy

Exceptions

1. Historically designated buildings
2. LEED adds 20% to project cost
3. No practical green alternative exists for the proposed improvement

Category	LEED	EarthCraft
Integrated Process	Y	N
Site Location & Transportation	Location-N/A Transportation-Y	Location-N/A Transportation-Y
Sustainable Sites	Y	Y
Water Efficiency	Y	Y
Energy & Atmosphere	Y	Y
Material & Resources	Y	Y
Indoor Environmental Quality	Y	Y
Innovation	Y	Y
Regional Priority	N/A	N/A
Estimated Added Consultant Cost	$85,000	$24,000

	EarthCraft Light Commercial Worksheet v2.1 Worksheet Performance Badge highlighted in red Health Badge highlighted in blue Certified: 50 pts Gold: 75 pts Platinum: 100 pts	Points	Point Total 0 Planned	0 Maybe	0 Complete	Resonsible Party	Notes
SITE PLANNING AND DEVELOPMENT (SP)							
SP R1	Site Best Practices	R					
SP R2	Stormwater Management Plan	R					
SP 1	Hardscape Thermal Performance 50% of hardscape is shaded and/or has SRI of 29	1					
SP 2	Water Permeable Materials for Hardscape Areas	Select One Option:					
SP 2A	A. 50% of Hardscape Areas	1					
SP 2B	B. 90% of Hardscape Areas	2					
SP 3	Exterior Lighting Designed to Reduce Light Pollution	1					
SP 4	Alternative Transportation Accommodations (A-D choose two for one point):	Select One Option:					
SP 4A	A. Bike Rack Accommodations	1					
SP 4B	B. Provide Shower for Building Occupants						
SP 4C	C. Preferred Parking for Carpools and/or Alternative Fuel Vehicles						
SP 4D	D. Provide Sidewalks Adjacent to Building Site						
SP 4E	E. Alternative Vehicle Charging/Fuel Station	2					
SP 5	Design Around Trees	1					
SP 6	Tree Planting	Select One Option:					
SP 6A	A. Standard Tree Planting	1					
SP 6B	B. Advanced Tree Planting	2					
SP 7	Greenspace Preservation or Habitat Restoration	2					
SITE PLANNING TOTAL		14	0	0	0		
CONSTRUCTION WASTE MANAGEMENT (CW)							
CW R1	Construction Waste Management Plan	R					
CW 1	Landfill Waste Diversion	Select One Option:					
CW 1A	A. Divert 75% of Construction Waste	1					
CW 1B	B. Divert 90% of Construction Waste	2					
CW 2	Source Waste Reduction	1					
CW 3	Reuse or Donation of Existing Building Materials	1					
CONSTRUCTION WASTE MANAGEMENT TOTAL		4	0	0	0		
RESOURCE EFFICIENCY (RE)							
RE R1	Construction Sustainable Procurement Policy	R					
RE 1	Environmentally Preferable Materials	Select All That Apply:					
RE 1A	A. Product Declaration Forms for 4 materials	1					
RE 1B	B 100% Wood Framing	2					
RE 1C	C. 100% Sustainable Certified Wood Framing	3					
RE 1D	D. Exterior Cladding Recycle Content	1					
RE 1E	E. Insulation Recycle Content	1					
RE 1F	F. Floor Covering Recycle Content	1					
RESOURCE EFFICIENCY TOTAL		9	0	0	0		
DURABILITY AND WATER MANAGEMENT (DU)							
DU 1	Continuous Foundation Termite Shield	1					
DU 2	Vented Rainscreen	1					
DU 3	Back-primed Siding and Trim	2					
DU 4	Water Leak Prevention	Select All That Apply:					
DU 4A	A. Water Heaters (emergency drainage system)	1					
DU 4B	B. HVAC Condensate (drain line and emergency drain pan tested - include in HVAC contract)	1					
DU 4C	C. Condensation Prevention for Cold Water Pipes (inside building thermal envelope)	1					
DU 4D	D. Freeze Protection for All Water Pipes (outside the building thermal envelope)	1					
DURABILITY TOTAL		8	0	0	0		
INDOOR ENVIRONMENTAL QUALITY (IEQ)							
IEQ R1	Minimum Outside Air Requirements	R					
IEQ R2	Automatic Exhaust Controls	R					
IEQ R3	Minimize Indoor Air Contamination: HVAC	R					
IEQ R4	Indoor Air Quality Management Plan during Construction	R					
IEQ R5	Safe Combustion Equipment	R					
IEQ R6	Building Designed for Positive Pressure	R					
IEQ R7	Third-party Test and Balance Report	R					
IEQ R8	Minimum Requirements for Indoor Materials	R					
IEQ R9	Indoor Air Flush-out Prior to Occupancy	R					
VENTILATION							
IEQ 1	Decoupled Ventilation	Select All That Apply:					
IEQ 1A	A. Dedicated Outside Air System (DOAS)	1					
IEQ 1B	B. Pre-Conditioning Outside Ventilation Air with Energy Recovery	3					
IEQ 2	Demand Control Ventilation (DCV)	Select All That Apply:					
IEQ 2A	A. Carbon Dioxide (CO2) sensors demand control ventilation	2					
IEQ 2B	B. Occupancy Sensor based demand control ventilation	1					
IEQ 3	Air Filtration Media: MERV 11 or Higher	1					
POLLUTANT SOURCE CONTROL							
IEQ 4	Radon Exposure Prevention	Select One Option:					
IEQ 4A	A. Radon Test After Substantial Completion	1					
IEQ 4B	B. Install Soil Gas Vent System	3					
IEQ 5	Certified Flooring	Select One Option:					
IEQ 5A	70% of Flooring is Certified	1					
IEQ 5B	100% of Flooring is Certified	2					
IEQ 6	Composite Wood Contains No Added Urea-Formaldehyde	1					
INDOOR OCCUPANT HEALTH & WELL-BEING DESIGN							
IEQ 7	Product Transparency Label Material Selection (For Health Badge select at least one option)	Select All That Apply:					
IEQ 7A	A. Minimum 5 interior finish products with product transparency label	1					
IEQ 7B	B. Minimum 10 FFE products with product transparency label	2					
IEQ 7C	C. Minimum 12 Building Structural/Envelope elements products with product transparency label	1					
IEQ 7D	D. Minimum 5 MEP products with product transparency label	1					
INDOOR AIR QUALITY TOTAL		19	0	0	0		
HIGH PERFORMANCE BUILDING ENVELOPE (BE)							
BE R1	Envelope Design	R					
BE R2	Complete Insulation Coverage	R					
BE R3	Envelope Air Tightness Performance Test	R					
AIR SEALING AND INSULATION							

	EarthCraft Light Commercial Worksheet v2.1 Worksheet Performance Badge highlighted in red Health Badge highlighted in blue Certified: 50 pts Gold: 75 pts Platinum: 100 pts	Points	Point Total 0 Planned	0 Maybe	0 Complete	Resonsible Party	Notes
BE 1	**Exceed Envelope Air Tightness Performance Test**	Select One Option:					
BE 1A	A. Measured ELR_{75} is 0.30 or better	1					
BE 1B	B. Measured ELR_{75} is 0.25 or better	3					
BE 2	**Insulate Slab Edges and Foundation Walls**	1					
BE 3	**ENERGY STAR Qualified Roof**	2					
GLAZING							
BE 4	**Minimize East/West Fenestration**	1					
BE 5	**Glazing Performance**	Select All That Apply:					
BE 5A	A. Maximum U-factor of 0.33	1					
BE 5B	B.Weighted Average of SHGC is ≤0.25	1					
BE 5C	C. Skylights and Solar tubes ENERGY STAR certified	1					
BE 6	**Architectural Solar Heat Gain Reduction Strategies**	Select One Option:					
BE 6A	A. For 90% of South Glazing	1					
BE 6B	B. For 90% of South, East, and West Glazing	3					
BE 7	**Daylighting Design Strategies**	Select One Option:					
BE 7A	A. Prescriptive Daylighting for 25% of Total Floor Area	1					
BE 7B	B. Prescriptive Daylighting for 50% of Total Floor Area	2					
BE 7C	C. Prescriptive Daylighting for 75% of Total Floor Area	3					
BE 7D	D. Computational Daylighting Design Analysis	2					
DYNAMIC NATURAL SPACE							
BE 8	**Operable Windows**	2					
HIGH PERFORMANCE BUILDING ENVELOPE TOTAL		**18**	**0**	**0**	**0**		
ENERGY EFFICIENT SYSTEMS (ES)							
ES R1	**Meet ASHRAE 90.1-2013: HVAC, Lighting, Water Heating**	R					
ES R2	**No Electric Resistance as Primary Heating Source**	R					
ES R3	**All Air Handlers and Ductwork within Building Thermal Envelope**	R					
ES R4	**Duct System Requirements**	R					
ES R5	**Right-sized Heating and Cooling Equipment or Variable Capacity System**	R					
HEATING AND COOLING							
ES 1	**Equipment Efficiency: Space Cooling**	Select One Option:					
ES 1A	A. 2 SEER - or - 1 EER better than code	1					
ES 1B	B. 3 SEER - or - 2 EER better than code	2					
ES 1C	C. Meet the chart	3					
ES 2	**Equipment Efficiency: Space Heating**	Select One Option:					
ES 2A	A. -Furnace efficiency of AFUE 92% or better. -Air source heat pumps: 8.5 HSPF or 2.5 $COPH_{47}$ or greater	1					
ES 2B	B. -Furnace efficiency of AFUE 95% or better. -Meet performance levels of the HVAC enhanced efficiency chart (see ES 1 Increased Cooling Equipment Efficiency)	3					
ES 3	**Variable Capacity HVAC Equipment**	3					
ES 4	**Temperature Control: Occupant Access**	1					
DUCTWORK							
ES 5	**High Performance Duct System**	1					
INTERIOR LIGHTING							
ES 6	**Lighting Efficiency: Interior**	Select One Option:					
ES 6A	A. LPD reduction = 10% or better	1					
ES 6B	B. LPD reduction = 20% or better	2					
ES 6C	C. LPD reduction = 30% or better	3					
ES 7	**Interior Fixtures: Certified LED**	1					
ES 8	**Interior Fixtures: Automatic Controls**	Select All That Apply:					
	All Intermittently Occupied Spaces:						
ES 8Aa	A. Lighting in enclosed stairwells, corridors and hallways, shall have one or more control devices to automatically reduce lighting power by at least 50% within 15 minutes of vacancy	2					
ES 8Ba	B. Shall have vacancy/occupancy sensors	2					
	All Regularly Occupied Spaces:						
ES 8Ab	A. Shall have multi-level lighting capability to reduce lighting power load by a minimum of 50% in a reasonably uniform illumination pattern	3					
ES 8Bb	B. Shall have vacancy sensors	1					
ES 9	**Automatic Lighting Controls: Daylit Zones**	1					
EXTERIOR LIGHTING							
ES 10	**Exterior Fixtures: Certified LED**	1					
ES 11	**Exterior Lighting: Controls**	Select All that Apply:					
ES 11A	A. Automatic "After-hours" Shut-off Controls for ALL exterior signage and decorative lighting	1					
ES 11B	B. Curfew Lighting	1					
ES 11C	C. Parking Garages	1					
WATER HEATING							
ES 12	**High Efficiency Water Heaters**	2					
ES 13	**Hot Water Distribution Efficiency**	1					
ES 14	**Heat Recovery Water Heating**	1					
ENERGY STAR LABELED APPLIANCES AND EQUIPMENT							
ES 15	**ENERGY STAR Labeled Appliances and Equipment**	Select All That Apply:					
ES 15A	A. Appliances	1					
ES 15B	B. Office Equipment and Electronics	1					
ES 15C	C. Vending Machines	1					
ES 15D	D. Commercial Food Service Equipment	Select One Option:					
ES 15D	a. 50% of Equipment	1					
ES 15D	b. 100% of Equipment	2					
ES 16	**Commercial Kitchen Requirements**	Select All That Apply:					
ES 16A	A. Exhaust	1					
ES 16B	B. Walk-In Refrigeration	1					
ENERGY EFFICIENT BUILDING SYSTEMS TOTAL		**39**	**0**	**0**	**0**		
WATER EFFICIENCY (WE)							
WE R1	**WaterSense Water Fixtures**	R					
WE R2	**Water Efficient Landscaping and Irrigation**	R					
INDOOR WATER-USE							
WE 1	**High Efficiency Water Fixtures**	Select All That Apply:					
WE 1A	A. High Efficiency Toilets	2					
WE 1B	B. Pint Flush or Waterless Urinals	1					
WE 1C	C. Automatic Faucets	1					
WE 1D	D. High Efficiency Showerheads	1					
OUTDOOR WATER-USE							

	EarthCraft Light Commercial Worksheet v2.1 Worksheet Performance Badge highlighted in red Health Badge highlighted in blue Certified: 50 pts Gold: 75 pts Platinum: 100 pts	Points	Point Total 0 Planned	0 Maybe	0 Complete	Resonsible Party	Notes
WE 2	Xeriscape Landscape Plan	1					
WE 3	Efficient Irrigation System or No Irrigation System	Select One Option:					
WE 3A	A. Zoned Irrigation	1					
WE 3B	B. 100% Drip Irrigation	1					
WE 3C	C. No Irrigation Installed	3					
WE 4	Non-Potable Water Source Used for Irrigation	2					
WATER EFFICIENCY TOTAL		11	0	0	0		
EDUCATION AND OPERATIONS (EO)							
EO R1	Utility Tracking	R					
EO R2	Facility Operations and Maintenance Manual	R					
EO R3	No Smoking Policy	R					
EO R4	Tenant Recycling	R					
EO 1	Building Systems Commissioning	3					
EO 2	Advanced Tenant Recycling	Select All That Apply:					
EO 2A	A. Composting Organic Waste	3					
EO 2B	B. Hard to recycle materials	2					
EDUCATION AND OPERATIONS TOTAL		8	0	0	0		
INNOVATION (IN)							
IN 1	Innovation Strategy: List Strategy	1					
IN 2	Innovation Strategy: List Strategy	1					
IN 3	Innovation Strategy: List Strategy	1					
IN 4	Innovation Strategy: List Strategy	1					
INNOVATION TOTAL		4	0	0	0		
PROJECT TOTAL		120	0	0	0		