

Purchasing Notes

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|---|---|---------------------------|--|------------------|---------------------------------------|--------------------|--|
| EVENT # 11499 | TITLE: CMAR WATER WORKS STABILIZATION | | COST: \$0.00 | | | | |
| TYPE OF PROCUREMENT: CMAR | ANNUAL CONTRACT <input type="checkbox"/> ANNUAL MAINTENANCE AGREEMENT <input type="checkbox"/> | | ONE TIME PURCHASE <input checked="" type="checkbox"/> | | | | |
| CONTRACT TERM (IF APPLICABLE) | | | | | | | |
| S/DBE (IF APPLICABLE) The City established a 20% open DBE goal for this event. The recommended bidder, C.E. Garbutt submitted DBE participation at the subcontractor level in the amount of 24.26%. | | | | | | | |
| MATRIX (IF APPLICABLE) | | | | | | | |
| Proposer | Proposer's Qualifications and Experience (50 points) | CMAR Approach (20 points) | Reference Letters (5 points) | Fees (15 points) | L/DBE Participation Goals (10 points) | Total (100 points) | |
| CE Garbutt | 47.25 | 19.25 | 5.00 | 15.00 | 6.00 | 92.50 | |
| NOTES | | | | | | | |

Authorize the City Manager to enter into an agreement with Garbutt Construction for Construction Manager at Risk (CMAR) Preconstruction Services for the Water Works Stabilization project in the amount of \$0.00.

This authorization is only for preconstruction services in the amount of \$0.00. It does not obligate the City to proceed with construction at this time. As part of the CMAR process, there are two distinct phases of procurement. Phase 1 is preconstruction services, which occur during the design phase and include cost estimating, value engineering, constructability review, and schedule input. The CMAR will work with the design team during this phase to develop a Guaranteed Maximum Price (GMP) for construction work. Phase 2 is the GMP and construction phase, which will be brought to City Council for approval just as with a traditional construction bid. Only after Council approves the GMP will Garbutt be authorized to proceed with the stabilization work.

The project will involve the extensive stabilization of the historic Water Works building. Key scope items include the abatement of lead paint and asbestos-containing materials, removal of existing tanks, and repair or replacement of deteriorated structural components. Structural elements, including steel trusses, will be repaired and strengthened, while the roof and rooftop monitors will undergo metal panel replacement, and the tower will receive new roof framing and membrane. The scope also encompasses masonry restoration, including repointing of brick, terra cotta, and stone coping, replacement of damaged terra cotta reliefs, and removal and replacement of non-historic brick with historically appropriate materials. Additional work includes reinstating historic windows, sealing and infilling unsealed penetrations, replacing gutters, drainage systems, and sealants, and revising exterior site grades to provide better drainage around the building.

The Request for Proposal was advertised, a pre-proposal meeting held, and four proposals were received. The proposals were reviewed for qualifications, experience, CMAR approach, references, DBE/LDBE participation, and fees, and scored accordingly by an evaluation committee consisting of City staff. Out of a total of 100 points, the point breakdown was as follows:

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- Qualifications and Project Experience: 50 points available
- CMAR Approach: 20 points available
- References: 5 points available
- DBE/LDBE Participation Plan: 10 points available
- Fees: 15 points available

Fees were scored based on the following three components: Preconstruction Services Fee, Construction Services Fee, and General Conditions Cost. The Preconstruction Services Fee is a fixed fee covering all preconstruction services. The Construction Services Fee is expressed as a percentage of the cost of the work, will be applied to the GMP when it is developed, and covers CMAR management, oversight, profit, and overhead. The General Conditions Cost includes the costs associated with site management, labor, temporary facilities, utilities, insurance, safety, security, and other operational expenses required to execute the project, and will be applied to the GMP when it is developed. Fees were scored individually for preconstruction services, construction services, and general conditions.

DBE was scored at this phase of procurement based on the participation plan submitted by the proposer for preconstruction services. NOTE: When the CMAR submits the GMP for construction services, they will be required to meet the City's 20% DBE and 10% Local DBE goals.

Two vendors were shortlisted for interview. Only one vendor, C.E. Garbutt participated in the interview evaluation process. Vendors submitting proposals were:

Garbutt Construction (Pooler, GA) (D) - \$1,039,732 (Short-listed)

CPPI of Georgia, LLC (Savannah, GA) (D) - \$1,186,306.50 (Short-listed)

Dabbs-Williams General Contractors, LLC (Savannah, GA) (D)

Samet Corporation (Savannah, GA) (B)

(B) indicates local, non-DBE, and (D) indicates non-local, non-DBE.

Local vendors notified via the supplier portal: Yes

Total vendors notified: 1511

Responses Received: 4