

Purchasing Notes

EVENT # 11731	TITLE: CMAR CIVIC LEGACY – ARENA REMOVAL	COST: \$15,000
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, Reeves and Young, LLC submitted DBE participation at the subcontractor level in the amount of 16.55%.

MATRIX (IF APPLICABLE)

Proposer	Proposer's Qualifications and Experience (50 points)	CMAR Approach (20 points)	Letters of Reference (5 points)	Fees (15 points)	L/DBE Participation Goals (10 points)	Total (100 points)
Astra Group	24.25	11.75	3.25	3.69	0.00	42.94
CE Garbutt	28.00	13.75	0.00	15.00	6.00	62.75
JE Dunn	45.25	17.00	5.00	11.04	0.00	78.29
Johnson-Laux	38.25	15.75	4.75	12.71	1.64	73.10
Reeves and Young	46.00	17.75	4.75	11.98	1.94	82.42
Yonkers Industries	28.00	11.50	0.00	7.20	0.00	46.70

NOTES

Authorize the City Manager to enter into an agreement with Reeves Young, LLC for Construction Manager at Risk (CMAR) Preconstruction Services for the Civic Legacy – Arena Removal project in the amount of \$15,000.

This authorization is only for preconstruction services in the amount of \$15,000. 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 demolition and 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 Reeves Young be authorized to proceed with demolition.

The scope of the Civic Legacy – Arena Removal Project will include the careful demolition of the Martin Luther King, Jr. Arena at the Savannah Civic Center. The demolition must be performed such that the Johnny Mercer Theatre, ballroom, meeting rooms, lobby and concrete canopies alongside the lobby remain in place and in service. The scope of work of construction will include demolition of the arena, asbestos and lead abatement, and construction of a new temporary enclosure at the south end of the lobby.

The Request for Proposal was advertised, and six proposals were received. The proposals were reviewed for Qualifications and 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:

- 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 based on the lump sum totals submitted 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. 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.

Vendors submitting proposals were as follows:

Astra Group - \$\$2,542,919

C.E. Garbutt - \$624,958

J.E. Dunn - \$849,204

Johnson-Laux - \$737,605

Reeves Young, LLC 782,736

Yonkers Industries - \$1,301,750

Reeves Young was the highest scored proposer.