



City Council Meeting - Final

September 18, 2023
7:00 PM

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- C. **2023-191** Approval of the award of 24-004 for the Construction Manager at Risk for Splash Pad at River Line Park to Winter Construction (5616 Peachtree Road, Suite 100, Atlanta, GA 30341) with a stated cost limitation of \$2,100,000.00 and authorize the Mayor to sign and execute all related documents.



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: 2023-191

Agenda Date: 9/18/2023

In Control: City Council

File Type: General ID

Agenda Section:
Formal Business

Agenda Number: C.

Department: Parks and Recreation

Agenda Title:

Approval of the award of 24-004 for the Construction Manager at Risk for Splash Pad at River Line Park to Winter Construction (5616 Peachtree Road, Suite 100, Atlanta, GA 30341) with a stated cost limitation of \$2,100,000.00 and authorize the Mayor to sign and execute all related documents.

Ward 7 Councilmember - Kathy Young

ISSUE AND BACKGROUND:

The City of Smyrna requested qualification proposals for a Construction Manager at Risk for the River Line Park Splash Pad and two proposals were received and evaluated by staff from Parks & Recreation, Community Development and Administration. The award is made through a qualification and fee-based selection process.

The stated cost limitation was provided in the amount of \$2,100,000.00.

The final score for Winter Construction was 80.50

- Pre-Construction Fee (Fixed) - \$20,000.00
- Construction Fee 4.5%
- General Conditions - \$442,002.00

The opposing firm scoring was 53.00.

RECOMMENDATION:

It is the recommendation of Parks & Recreation, Purchasing and the entire evaluation team for the approval of the award of 24-004 for the Construction Manager at Risk for Splash Pad at River Line Park to Winter Construction (5616 Peachtree Road, Suite 100, Atlanta, GA 30341) with a stated cost limitation of \$2,100,000.00 and authorize the Mayor to sign and execute all related documents.

CITY OF SMYRNA
PURCHASING DEPARTMENT
2800 KING STREET
SMYRNA, GEORGIA 30080
678-631-5406

TO: Richard Garland, Parks & Recreation Director

FROM: Kelly Brown, Purchasing Manager

DATE: September 5, 2023

SUBJECT: **Recommendation: 24-004 Construction Manager at Risk for Splash Pad at River Line Park**

The City of Smyrna requested qualification proposals for a Construction Manager at Risk for the Splash Pad at River Line Park. Two (2) proposals were received and evaluated by staff from Parks & Recreation, Community Development and Administration. The project is managed by Pond & Company.

The proposal documents explained that the award would be made through a qualification and fee-based selection process. The stated cost limitation (SCL) was provided in the amount of \$2,100,000.00. The evaluation score and fee proposal is shown below.

Firm	Score	Fee Proposal
Winter Construction	80.50	Pre-Construction Fee (Fixed) – \$7,500.00 Construction Fee – 4.5% General Conditions - \$442,002.00
P.E. Structures & Associates, LLC	53.00	Pre-Construction Fee (Fixed) – \$20,000.00 Construction Fee – 17% General Conditions - \$215,000.00

Based on the scoring of the proposals, the evaluation team and Purchasing recommend award to **Winter Construction**.

Please prepare any necessary paperwork to present to the Mayor and Council for approval.

Winter Construction
5616 Peachtree Road
Suite 100
Atlanta, GA 30341