

## RESOLUTION NO. 2022 - 185

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**A RESOLUTION ACCEPTING AND APPROVING THE PROPOSAL SUBMITTED BY THE MACALLAN GROUP AS THE CONSTRUCTION CONTRACTOR FOR THE NEW MUNICIPAL BUILDING; AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE MACALLAN GROUP TO BEGIN THE PROCESS TO DEVELOP A GUARANTEED MAXIMUM PRICE CONTRACT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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**WHEREAS** the City of Powder Springs (“City”) previously approved and authorized an agreement with Spratlin & Son Construction for design build services for a municipal building by Resolutions 2021-158 and 204; and

**WHEREAS** the design-build team had completed 50% design documents and specifications but had been unable to provide the City a detailed schedule of values of costs;

**WHEREAS** given the volatility of the construction industry, the supply chain uncertainties and the lack of a detailed schedule of values for project pricing, the City’s program manager, Public Private Partnership Management, Inc (“4PM”) recommended that the City discontinue the design build process and implement a more competitive design-price-build process to provide the City greatest control and flexibility over final design and cost; and

**WHEREAS** the City initially re-opened the process with the companies who were shortlisted during the initial selection process, including Spratlin, to provide pricing proposals and then subsequently re-opened the process to all companies and advertised the opportunity to submit qualifications statement and pricing proposal based on the current design documents and specifications for the renovation of the existing municipal court building, the construction of a new addition, and the construction of a new parking deck to enable the project to proceed to the next step of completing final design and preparing construction documents with all modifications identified by the City; and

**WHEREAS** the City also engaged Croft and Associates to provide architectural and engineering services directly to the City rather than in a design-build process; and

**WHEREAS** two companies submitted qualification statements and pricing proposals and the City’s program manager, 4PM, has reviewed both proposals and interviewed each; and

**WHEREAS** based upon the evaluations, reviews and discussions, the City’s program manager, 4PM, recommends the selection of The Macallan Group as the preferred contractor with which to move forward in light of its lower cost proposal, its previous history with the City and; and


**WHEREAS** the City desires to accept the recommendation of 4PM to accept the proposal by the Macallan Group to complete contract negotiations and establish a final Guaranteed Maximum Price contract.

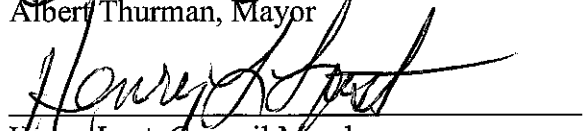
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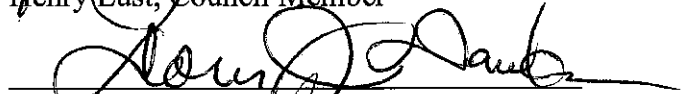
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**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council that the City of Powder Springs approves and authorizes the Mayor to execute an agreement with The Macallan Group as the contractor for the new municipal building consistent with the proposal submitted in response to the Request for Qualifications and Pricing Proposals advertised September 2022 and to begin initial development activities and contract negotiations for a final Guaranteed Maximum Price ("GMP") contract.

**SO RESOLVED** this 5<sup>th</sup> day of December, 2022.

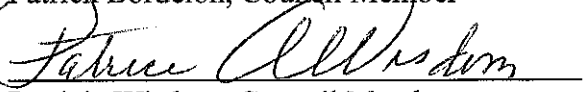
  
Albert Thurman, Mayor

  
Henry Lust, Council Member

  
Doris Dawkins, Council Member

  
Dwayne Green, Council Member

  
Patrick Bordelon, Council Member

  
Patricia Wisdom, Council Member

ATTEST:   
Kelly Axt, City Clerk