



## Memorandum

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Date: August 14, 2020  
To: Mike Hopkins, Executive Director  
Authority Board  
From: Wayne Haynie, P.E.  
Dom Fisher, E.I.T.  
Subject: Construction for Campus Site Improvements

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### ITEM SUMMARY

On August 3<sup>rd</sup>, we received 6 submittals from Metro Atlanta general contractors responding to our request for proposals released on July 1<sup>st</sup>. The selection team scored the proposals based on factors including experience, performance, references, safety, and price, seeking the *best value* for the Authority. The selection team's results follow:

| Rank | Firm                                   | Score | Price           |
|------|--|-------|-----------------|
| 1    | SteelCo, Inc., Covington, GA           | 89    | \$ 1,074,200.00 |
| 2    | Legacy Water Group, LLC, Covington, GA | 81    | \$ 1,094,900.00 |
| 3    | Sunbelt, Inc., Covington, GA           | 75    | \$ 1,096,890.00 |

### RECOMMENDATION

We recommend that the Board authorize the Executive Director to negotiate final terms and conditions with the best value selection, SteelCo, Inc., pending legal review and final confirmation of the scope of work and price.

### ANALYSIS

Management has planned for campus improvements for nearly five years, employing architects and engineering consultants to program, master plan and develop construction plans for both the new maintenance building and the campus renovations.

In recognition of our 50<sup>th</sup> year, we owe it to our Board Members, our organization, customers, and community to improve the functionality, safety and appearance of our headquarters and campus. Our "all-in" costs for the new Maintenance Building and Site Improvements will approach \$1.5M. In the current Capital Improvements Plant, we programmed approximately \$3.7 Million for total Miscellaneous Capital Improvements for forward looking investment in the organization for both fleet and campus renovations and improvements.

Based on the needs of the organization and quality of the submittals, we ask the Board to fund the campus improvements.