

ADVERTISEMENT FOR CONSTRUCTION MANAGER PROPOSALS

PROJECT: City of Sugar Hill Gary Pirkle Park Concession/Restroom Building
OWNER: City of Sugar Hill, Georgia

Sealed proposals will be received by the City of Sugar Hill, Georgia for a Construction Manager at Risk Contract for the construction of the City of Sugar Hill Gary Pirkle Park Concession/Restroom Building in Sugar Hill, Georgia.

Sealed Proposals will be received by the City of Sugar Hill at City Hall, 4988 West Broad Street, Sugar Hill, Georgia 30518, no later than **11:00 AM local time, April 28, 2011**. Proposals will be publicly opened and read aloud at this location April 28, 2011 at 2:00 PM. The proposal shall be read in such a manner as to avoid disclosure of the contents to competing PROPOSERS during any allowed process of negotiations. **Any Proposals received after 11:00 AM on proposal deadline date (4-28-11) will not be considered by OWNER.** Proposals will be evaluated by OWNER and the project award is anticipated upon completion of this evaluation and the finalist interviews. All Proposals become the property of the City of Sugar Hill. Selection of the "Finalist Proposals" will be determined by cost, experience in previous like projects, schedule, and references. The weight to be placed on each element is as follows:

GMP Cost & Change Order fees	60 %
Experience in like projects	15 %
Schedule	15 %
References	10 %

Finalist Interviews: From the results of the proposal evaluations, the OWNER will determine a shortlist of finalist firms for possible invitation to interview. Each firm will be notified in writing (via email) and informed of a place and time for the interview session, if required. The OWNER will make the final selection of the best-suited firm for the Project Award.

Guaranteed Maximum Price (GMP): Materials, labor, tools, equipment and all other miscellaneous and/or necessary items for the site preparation and completion of the building including but not limited to: clearing, grubbing, erosion control, rough grading and site cleanup when the project is complete.

Performance and Payment Bond:

Provide a letter of bond ability stating that the proposer can provide 100 percent performance and payment bond upon awarding of the contract. Bonds must be provided by a Surety rated A- or better based on A.M. Best rating. Surety Company shall be listed on the Treasury as licensed in the State of Georgia. No other form of security will be acceptable.

Builder's Risk Insurance:

Builder's Risk Insurance will be required with a limit for the full contract value. The policy must carry a full Risk / Replacement Cost Policy Form. The policy shall be with an insurance carrier with no less than an A-VII Best Rating. Provide an example insurance certificate with proposal. A completed insurance certificate will be required upon reward for complete review.

Alternates: (If authorized by Owner)

Copies of Request for Proposal Documents will be available at 12:00 PM local time, March 31st, 2011 and may be obtained at the Sugar Hill City Hall, 4988 West Broad St., Sugar Hill GA, 30518, (770-945-6716, Fax 678-714-8145. Cost is \$150 for the plans and CD. Checks should be made out to "City of Sugar Hill".

A mandatory Pre-Proposal Conference is scheduled for 1:00 PM local time, April 15, 2011 at Sugar Hill City Hall Annex at the above address with a tour of the site thereafter. No other site tours will be scheduled. Questions submitted in writing via email to Chuck Cartwright at 792cc@ppi.us will be accepted until 10:00 AM local time, April 25, 2011. No phone calls will be accepted. All answers will be distributed via email to contractors who signed in during the Mandatory Pre-Proposal Meeting.

OWNER requires a bid bond issued by a Surety listed on the Treasury as licensed in the State of Georgia, or a cashier's check in the amount of five percent (5%) of your total proposal to be enclosed with your proposal at the time of proposal opening to be made payable to OWNER. No other form of security will be acceptable.

PROPOSER shall provide one (1) original and three (3) copies of the Proposal. Each proposal must be submitted in a sealed envelope, addressed to OWNER. Each sealed envelope containing a Proposal must be plainly marked on the outside as, "Proposal for City of Sugar Hill GPP Concession/Restroom Project". If Proposal is forwarded by mail, the sealed envelope containing the Proposal must be enclosed in another envelope to the attention of OWNER at the address previously given. Proposal shall include all required insurance and bond information, as well as list of individuals who will be in management or construction oversight positions and on site supervision for this project.

References:

Provide examples of your recent experience, as CM or GC in constructing projects similar to this project, including the following information.

- A. Project name, location and dates during which services were performed.
- B. Brief description of project and physical description
- C. Provide total cost of project
- D. For each project, provide the name of an OWNER's representative, with contact information, who is most familiar with your performance on the project.

Any and all Proposals received without the aforementioned criteria enclosed will be returned to PROPOSER.

All Proposals must define each construction task and the cost for that task and be summarized in the GMP. No interlineations, additions, or deletions shall be made in the proposal form by PROPOSER. No conditional proposals will be acceptable.

Contract will be awarded to the PROPOSER providing the "Best Proposal" as determined by the City after consideration of the factors set forth above and upon the completion of any discussion and negotiation process. The City hereby notifies any and all PROPOSERS that the City will allow discussion, negotiation and revision of proposals submitted prior to award in order to obtain the best and final offers of each PROPOSER. The City shall not disclose the contents of any proposal to any competing PROPOSER and

shall publicly open the Proposals in a manner that the contents of the Proposals are not disclosed to other PROPOSERS.

The successful Construction Manager shall be responsible for public bid of all associated building trades, in order to acquire the best possible price for the project.

OWNER reserves the right to waive any technicalities or to reject any or all Proposals, to evaluate Proposals, and to accept any Proposal which in its opinion may be in the best interest of OWNER. No Proposal will be rejected without just cause.

No PROPOSER may withdraw his proposal within the time limit specified in the Instructions to Bidders/Proposers Section 00100.

CITY OF SUGAR HILL

Thank you in advance for your quick response and proposal.