

## ADVERTISEMENT FOR CONSTRUCTION MANAGER PROPOSALS

PROJECT: City of Sugar Hill West Broad St. Improvements  
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 West Broad St. Improvement Project located 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, October 13, 2010**. Proposals will be publicly opened and read aloud at this location October 13, 2010 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 (10-13-10) 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 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:** Materials, labor, tools, equipment and all other miscellaneous and/or necessary items for the site preparation and completion of the W. Broad Street Improvement Project including but not limited to: clearing, grubbing, erosion control, rough grading, construction of a stormwater drainage infrastructure, site walls, raised pedestrian crossings, sidewalks, landscaping, final roadway, temporary fencing and traffic control.

**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 have a deductible of \$5,000 and 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 award for complete review.

**Alternates:** (If authorized by Owner)

Copies of Request for Proposal Documents will be available at 12:00 PM local time, September 9, 2010, and may be obtained at the office of POND & Company, 3500 Parkway Lane, Suite 600, Norcross, Georgia 30092, upon payment of a non-refundable cost of \$150.00. Checks shall be made payable to Pond & Company. Proposal Documents may be examined at the following locations:

City of Sugar Hill  
4988 West Broad Street  
Sugar Hill, GA 30518  
(770) 945-6716  
(678) 714-8145– Fax

Pond & Company  
3500 Parkway Lane, Suite 600  
Norcross, GA 30092  
(678) 336-7740  
(678) 336-7744

McGraw-Hill Construction/Dodge  
2129 Northwest Parkway  
Suite 150  
Atlanta, GA 30067  
(770) 953-2442  
(770) 953-2430 – Fax

Reed Construction Data  
30 Technology Parkway South  
Suite 100  
Norcross, GA 30092  
(770) 849-6424  
(770) 849-6475 – Fax

AGC Builder's Exchange  
1940 The Exchange  
Suite 300  
Atlanta, GA 30339  
(678) 298-4130  
(678) 298-4133 – Fax

A mandatory Pre-Proposal Conference is scheduled for 2:00 PM local time, September 27, 2010 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 Kevin Skinner at [skinnerk@pondco.com](mailto:skinnerk@pondco.com) will be accepted until 10:00 AM local time, October 5, 2010. No phone calls will be accepted.

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 W. Broad Street Improvement 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 be made out on the proposal form of the type bound in the Contract Documents, in accordance with the instructions in the "INSTRUCTIONS TO BIDDERS/PROPOSERS". 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 rights 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