



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

File ID: 2019-4097

Substitute

9/24/2019

**Purchasing Type:** Change Order (CO)

**Public Hearing:** YES  NO

**Department:** Purchasing & Contracting

### AGENDA ITEM:

**Commission District(s):** CO - Change Order No. 1 to Contract Nos.: 1043455 and 1043468 Construction Management Services: for use by the Department of Watershed Management (DWM). These contracts consist of the provision of on-call construction management services. This request will allow for the completion of construction management services needed to satisfy existing and upcoming capital improvement and consent decree projects. Awarded to BenchMark Management, LLC and Gresham Smith. Total Amount Not To Exceed \$4,900,000.00.

**Information Contact:** Talisa Clark, CPPO

**Phone Number:** (404) 687-2797

### PURPOSE:

Awarded by the BOC to six vendors on December 13, 2016 for a total amount not to exceed \$18,000,000. These contracts consist of the provision of on-call construction management services inclusive of pre-construction services, construction inspections, field services, management of meetings, production of progress reports and other related services. This request is to increase funding for two of the six awarded vendors, to allow for the continued completion of previously assigned work (see attached) as well as allow for assistance in completing upcoming capital improvement and consent decree projects.

### RECOMMENDATION:

Recommend approval of Change Order No. 1 with:

BenchMark Management, LLC, 100 Peachtree Street, Suite 1900, Atlanta, GA 30303

Note: LSBE Participation: 100%

Estimated Amount: \$2,200,000.00

Gresham Smith, 1125 Sanctuary Parkway, Suite 350, Alpharetta, GA 30009

Note: LSBE Participation: 39%

Estimated Amount: \$2,700,000.00

Total Amount Not To Exceed: \$4,900,000.00

and authorize the Chief Executive Officer to execute the change orders and all associated documents.



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## **ADDITIONAL INFORMATION:**

1. Contract Effective Date: February 10, 2017 (BenchMark)  
March 7, 2017 (Gresham Smith)
2. Contract Expiration Date: December 31, 2021
3. Amount Spent To Date: \$4,649,084.15
4. Funding: 2011 CIP Bond and/or Renewal & Extension (DWM)  
Various CIP Line Nos.

**AGENDA NOTES**

<b>Solicitation Name and Number</b>	Construction Management Services RFP 16-500392
<b>Procurement Agent</b>	Michelle Butler
<b>Date Solicitation prices expires</b>	N/A
<b>Solicitation Name, Number and Contract Number of expiring/expired contract</b>	Construction Management Services RFP 16-500392 Contract No. 1043455 (BenchMark Management, LLC) Contract No. 1043468 (Gresham Smith)
<b>Previous Contract Number, Contractor Name and Award Amount</b>	\$6,000,000.00  Contract No. 1043455 (BenchMark Management, LLC) \$3,000,000.00  Contract No. 1043468 (Gresham Smith) \$3,000,000.00
<b>Previous Amount Spent on Expiring/Expired Contract</b>	\$4,649,084.15  Contract No. 1043455 (BenchMark Management, LLC) \$2,123,658.90  Contract No. 1043468 (Gresham Smith) \$2,525,425.25
<b>Prime Contractor Information and LSBE – Subcontractor</b>	<b>BenchMark Management, LLC</b> <b>(LSBE-MSA Prime)</b> Jan P. Bryson, President Years in Business: 15 Years Doing Business with DeKalb: 5  <u>VLW Group, LLC</u> <u>(LSBE –DeKalb) 10%</u> Valister Wilson, President 125 E. Trinity Place, Suite 212, Decatur, GA Years In Business: 12 Years Doing Business With DeKalb: 0 [as Prime] <i>Cost Estimating &amp; Scheduling</i> Amount Spent: \$484,411.00  <u>R&amp;C Infratech Engineering, Inc.</u> <u>(LSBE –DeKalb) 20%</u> Larry Lu, Vice President

6479 Peachtree Industrial Blvd., Suite E, Doraville, GA 30360

Years In Business: 13

Years Doing Business With DeKalb: 6

*Resident Engineering*

Amount Spent: \$0.00

**Gresham Smith (Prime)**

John Barlow – Senior Vice President

Years in Business: 52

Years Doing Business with DeKalb: 13

RK Reeves & Associates, Inc. (formerly Reeves & Associates Consulting and Training, Inc.)

(LSBE –DeKalb) 12%

Mike Reeves, Owner

2296 Henderson Mill Road, Suite 206, Atlanta, GA 30345

Years In Business: 19

Years Doing Business With DeKalb: 12

*Construction inspection, Environmental*

Amount Spent: \$198,992.50

Costing Services Group, Inc.

(LSBE –MSA) 3%

James E. Greiner, Owner

1270 West Peachtree Street NW, Suite 3, Atlanta, GA 30309

Years In Business: 36

Years Doing Business With DeKalb: 0 [as Prime]

*Cost Estimating*

Amount Spent: Unknown

Q Solutions, Inc.

(LSBE –DeKalb) 12%

Kieu-Anh (Q-Ann) Tran, Owner

6617 Gunstock Lane, Tucker, GA 30084

Years In Business: 17

Years Doing Business With DeKalb: 8

*Construction Inspection*

Amount Spent: \$6,517.50

Steele Program Managers, LLC

(LSBE –DeKalb) 12%

Jacqui Steele, Owner

6765 Blantyre Boulevard, Stone Mountain, GA 30087

Years In Business: 14

Years Doing Business With DeKalb: 0 [as Prime]

	<i>Construction Administration</i> Amount Spent: \$123,105.00
<b>Attachments</b>	User Department Change Order Request No. 1 (Gresham and BenchMark)



DeKalb County  
GEORGIA

# PROPOSED CHANGE ORDER REQUEST

Department of Watershed Management

Contract Name: Construction Management Services Date: 7/11/2019  
 Contractor: Benchmark Management  
 Contract Number: 1043455 Contract Amendment Number: 1  
 Contract Amendment Category:  Cost  Schedule  Scope  Deliverables

Original Contract \$ Amount:	Contract Start Date:	Original Contract Time:	Original Contract End Date:
\$3,000,000.00	2/15/2017	1780	12/31/2021
NTP Start Date:	Original Performance Days:	Original Performance End Date:	
2/22/2017	1460	2/21/2021	
Previous Change Order:	Previous Time Extensions (Days):	Previous Changes to \$ Amount:	
Change Order No. 1:	0	\$0.00	
Change Order No. 2:	0	\$0.00	
Change Order No. 3:	0	\$0.00	
Current Contract Amount:	Current Performance Time (Days):	Current Performance End Date:	
\$3,000,000.00	1460	2/21/2021	

**Description of Proposed Changes:** Amendment/Change Order No. 1 is being proposed in order to provide the consultant additional funding to perform construction management services associated with the on-going Annual Water and Sewer Contracts and other future critical capital projects. The vendor managed the Honeycreek Pump Station and Gravity Main installation project valued at \$28 million and the Johnson Creek PS Replacement project valued at \$15 million. The total construction management services cost for both projects was \$1.5 million. The firm is also managing the on-going Consent Decree Package 3 with a contract value of \$23 million and construction management services estimated at \$1.1 million. They are also providing inspection services to support the overall construction management of the Annual Water and Sewer contracts under Gresham Smith and Partners. These services are currently valued at \$1.2 million. The vendor will also assist with inspection for the upcoming Briarcliff Emergency project and the potential Cooperative Agreement with the City of Savannah. The estimated cost of these services is \$2 million. The overall estimated construction management services cost is \$5.9 million with a \$100K contingency.

**Justification of Proposed Changes:** Amendment/Change Order No. 1 is being proposed in order to fund task orders for construction management services for future Capital projects underway such as the Briarcliff Emergency Project and the Cooperative Agreement with City of Savannah to perform sewer rehabilitation work. This change order will need to be approved in order to keep the vendor performing services for the Consent Decree work. DWM is currently in the process of procuring a Construction Management Contract for the work to be performed under the Gravity Sewer Rehabilitation contracts. A new procurement will be required for construction management services beyond the year 2020.

Proposed Additional Performance Days:	Proposed Cumulative Performance Days:	Proposed Performance End Date:	Proposed Contract End Date:
Proposed Changes to Dollar Amount:	Proposed Cumulative Contract Amount:	Actual Amount Spent through May 2019:	ORACLE Spent To Date as of 7/15/19:
\$3,000,000.00	\$6,000,000.00	\$2,043,125.00	\$2,015,582.90

1580 Roadhaven Drive | Stone Mountain, GA 30083 | P: (770) 621-7200 F: (770) 621-7271

www.dekalbwatershed.com

**Describe Any Risk Associated With This Change:** DeKalb County will be at risk of having a gap in construction management services for the assigned Consent Decree Package 3 project and the Annual Water and Sewer Contracts.

**Effect of NOT Approving This Change:** The County will be at risk of having a gap in construction management services for the assigned Consent Decree Package 3 project and the Annual Water and Sewer Contracts.

**Engineering Manager's Approval:**

Accepted  
 Rejected

Signature: Cassandra Marshall  
Print Name: Cassandra Marshall  
Date: 07/16/2019

Digitally signed by Cassandra Marshall  
DN: cn=Cassandra Marshall, ou=DeKalb County, email=Cassandra.Marshall@dekalbcountyga.gov, c=US  
Date: 2019.07.16 14:29:29 -0400

**Watershed Director's Approval:**

Accepted  
 Rejected

Signature: Reginald Wells  
Print Name: Reginald Wells  
Date: 7/16/2019

Digitally signed by Reginald Wells  
Date: 2019.07.16 12:04:35 -0400

**Deputy Chief Operating Officer's Approval:**

Accepted  
 Rejected

Signature: *T. Rhinert*  
Print Name: Ted Rhinert  
Date: 7/15/19

**Chief Operating Officer's Approval:**

Accepted  
 Rejected

Signature: *Zachery L. Williams*  
Print Name: Zachery L. Williams  
Date: \_\_\_\_\_

Contract Name: Construction Management Services  
Contractor: Benchmark Management  
Contract Number: 1043455  
Contract Amendment Number: 1

**DEKALB COUNTY GOVERNMENT - DEPARTMENT OF WATERSHED MANAGEMENT  
REQUIRED CM SERVICES - PROPOSED CHANGE ORDER NO. 1**

<b>Task Order</b>	<b>DESCRIPTION OF TASK ORDERS</b>	<b>Total Task Order Amount Required</b>	<b>Amount Released</b>	<b>Remaining Funds Required</b>	<b>Notes/Comments</b>
	<b>BENCHMARK - CONTRACT NO. 1043455</b>				
Multiple	CM Services for Honeycreek PS and FM Replacement	\$1,125,300	\$1,125,300	\$0	
Multiple	CM Services for Johnson Creek PS Replacement	\$423,583	\$423,583	\$0	
BM 18-004	CM Services for Consent Decree Design Build Package 3	\$1,141,460	\$1,141,460	\$0	
Multiple	Inspection Services for the Annual Water and Sewer Contracts	\$1,211,725	\$759,240	\$452,485	Includes Cost through August 2020
<b>PFTO</b>	<b>Potential Future Task Order - Cooperative Agreement (City of Savannah through June 2020)</b>	<b>\$1,200,000</b>	<b>\$0</b>	<b>\$1,200,000</b>	<b>Estimated construction cost of \$15M (Estimated 8% of construction cost for task order)</b>
<b>PFTO</b>	<b>Potential Future Task Order - CM Services for Briarcliff Emergency Project</b>	<b>\$800,000</b>	<b>\$0</b>	<b>\$800,000</b>	<b>Estimated construction cost of \$20M (Estimated 8% of construction cost for task order)</b>
	Contingency / Unassigned Task Balance	\$97,932	\$0	\$97,932	
		\$6,000,000	\$3,449,583	\$2,550,417	



DeKalb County  
GEORGIA

# PROPOSED CHANGE ORDER REQUEST

Department of Watershed Management

Contract Name: Construction Management Services Date: 7/11/2019

Contractor: Gresham Smith Partners

Contract Number: 1043468 Contract Amendment Number: 1

Contract Amendment Category:  Cost  Schedule  Scope  Deliverables

Original Contract \$ Amount:	Contract Start Date:	Original Contract Time:	Original Contract End Date:
\$3,000,000.00	3/7/2017	1760	12/31/2021

NTP Start Date:	Original Performance Days:	Original Performance End Date:
3/23/2017	1460	3/21/2021

Previous Change Order:	Previous Time Extensions (Days):	Previous Changes to \$ Amount:
Change Order No. 1:	0	\$0.00
Change Order No. 2:	0	\$0.00
Change Order No. 3:	0	\$0.00

Current Contract Amount:	Current Performance Time (Days):	Current Performance End Date:
\$3,000,000.00	1460	3/21/2021

**Description of Proposed Changes:** Amendment/Change Order No. 1 is being proposed in order to provide the consultant additional funding to perform construction management services associated with the on-going contract Design Build (DB) Consent Decree (CD) Package 2 and other critical capital projects through the year 2020. This firm has been managing the four Annual Water and Sewer contracts currently valued at \$104 million and the Glendale Watermain Replacement change order scope to RGI/Camken valued at \$9.6 million. Their construction management support includes (2) full-time construction managers, (1) project engineer, (1) inspector and (1) document control personnel for 3 years. In order to fully manage the \$113.6 million of work, additional inspectors and staffing are provided by the other on-call construction management firms. The vendor is also managing CD Package 2 valued at \$26 million with construction management services cost estimated at \$2.4 million. This change order request will also allow DWM to fully fund the task order for CD Package 2. The overall estimated construction management services cost is estimated at \$6 million.

**Justification of Proposed Changes:** Amendment/Change Order No. 1 is being proposed in order to fully fund active task orders for the construction management of the four Annual Water and Sewer contracts and CD DB Package 2 - both task orders are partially funded through August 2019. This change order will need to be approved in order to keep the vendor performing services for the Consent Decree work and through the third year renewal of the Annual Water and Sewer contracts. The funding will also be utilized for future Capital projects through the year 2020 (see attached list). DWM is currently in the process of procuring a Construction Management Contract for the work to be performed under the Gravity Sewer Rehabilitation contracts. A new procurement will be required for construction management services beyond the year 2020.

Proposed Additional Performance Days:	Proposed Cumulative Performance Days:	Proposed Performance End Date:	Proposed Contract End Date:
Proposed Changes to Dollar Amount:	Proposed Cumulative Contract Amount:	Actual Amount Spent through May 2019:	ORACLE Spent To Date as of 7/11/19:
\$3,000,000.00	\$6,000,000.00	\$2,431,157.00	\$2,425,581.75

**Describe Any Risk Associated With This Change:** DeKalb County will be at risk of having a gap in construction management services for the assigned CD DB Package 2 project and the Annual Water and Sewer Contracts.

**Effect of NOT Approving This Change:** The County will be at risk of having a gap in construction management services for the assigned CD DB Package 2 project and the Annual Water and Sewer contracts.

**Engineering Manager's Approval:**

- Accepted  
 Rejected

Signature: Cassandra Marshall  
Print Name: Cassandra Marshall  
Date: 07/16/2019

Digitally signed by Cassandra Marshall  
DN: cn=Cassandra Marshall, o=DeKalb County, ou=DeKalb County, email=cmarshall@dekalbwatershed.com, c=US  
Date: 2019.07.16 09:59:45-0400

**Watershed Director's Approval:**

- Accepted  
 Rejected

Signature: Reginald Wells  
Print Name: Reginald Wells  
Date: 7/16/2019

Digitally signed by Reginald Wells  
Date: 2019.07.16 12:03:23 -0400

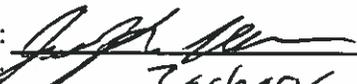
**Deputy Chief Operating Officer's Approval:**

- Accepted  
 Rejected

Signature:   
Print Name: Tel Rhinhat  
Date: 7/18/19

**Chief Operating Officer's Approval:**

- Accepted  
 Rejected

Signature:   
Print Name: Zachary L. Williams  
Date: \_\_\_\_\_

Contract Name: Construction Management Services

Contractor: Gresham Smith Partners

Contract Number: 1043468

Contract Amendment Number: 1

DEKALB COUNTY GOVERNMENT - DEPARTMENT OF WATERSHED MANAGEMENT  
 REQUIRED CM SERVICES - PROPOSED CHANGE ORDER NO. 1

Task Order	DESCRIPTION OF TASK ORDERS	Total Task Order Amount Required	Amount Released	Remaining Funds Required	Notes/Comments
	<b>GRESHAM SMITH - CONTRACT NO. 1043468</b>				
GS 17-001	CM Services - Honeycreek PS (Transition)	\$41,058	\$41,058	\$0	Services provided before task was issued to Benchmark Mgmt
GS 18-001	CM Services for Consent Decree Design Build Package 2	\$2,406,152	\$828,024	\$1,578,128	
GS 17-005	CM Services for Scott Candler Water Treatment Plant - Filter Replacement	\$147,333	\$147,333	\$0	
Multiple	CM Services for the Annual Water and Sewer Contracts	\$3,394,103	\$1,977,933	\$1,416,170	Provide management services over the Annual Water & Sewer Contracts (\$113.6M)
	Contingency / Unassigned Task Balance	\$11,354	\$0	\$11,354	
		\$6,000,000	\$2,994,348	\$3,005,652	