

A RESOLUTION BY TRANSPORTATION COMMITTEE AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS FOR PROJECT NUMBER FC-6311 MANAGING GENERAL CONTRACTOR SERVICES AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT (“H-JAIA”), AS FOLLOWS: [I] FC-6311-A, YATES - FS360, A JOINT VENTURE, A JOINT VENTURE COMPRISED OF W. G. YATES AND SONS CONSTRUCTION COMPANY AND FS360, LLC; [II] FC-6311-B, TURNER - SG CONTRACTING, A JOINT VENTURE, A JOINT VENTURE COMPRISED OF TURNER CONSTRUCTION COMPANY AND SG CONTRACTING, INC.; [III] FC-6311-C, MANHATTAN/RFB AND HJAIA JOINT VENTURE, A JOINT VENTURE COMPRISED OF MANHATTAN CONSTRUCTION COMPANY AND RFB CONSTRUCTION, LLC; AND [IV] FC-6311-D, SIERRA/GRESHAM, J.V. , A JOINT VENTURE COMPRISED OF SIERRA CONSTRUCTION COMPANY, INC., AND S.L. GRESHAM COMPANY, LLC, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIATION ON A TASK ORDER BASIS; AND FOR OTHER PURPOSES.

Review List:

Kristen M. Rectenwald	Completed	10/17/2013 4:13 PM
Louis Miller	Completed	10/18/2013 7:43 AM
Procurement	Completed	10/21/2013 10:56 AM
Adam Smith	Completed	10/21/2013 10:58 AM
Mayor's Office	Completed	10/21/2013 11:23 AM
Office of Research and Policy Analysis	Completed	10/21/2013 5:30 PM
Transportation Committee	Pending	
Atlanta City Council	Pending	
Mayor's Office	Pending	

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

**A RESOLUTION
BY TRANSPORTATION COMMITTEE**

A RESOLUTION BY TRANSPORTATION COMMITTEE AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS FOR PROJECT NUMBER FC-6311 MANAGING GENERAL CONTRACTOR SERVICES AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT (“H-JAIA”), AS FOLLOWS: [I] FC-6311-A, YATES - FS360, A JOINT VENTURE, A JOINT VENTURE COMPRISED OF W. G. YATES AND SONS CONSTRUCTION COMPANY AND FS360, LLC; [II] FC-6311-B, TURNER - SG CONTRACTING, A JOINT VENTURE, A JOINT VENTURE COMPRISED OF TURNER CONSTRUCTION COMPANY AND SG CONTRACTING, INC.; [III] FC-6311-C, MANHATTAN/RFB AND HJAIA JOINT VENTURE, A JOINT VENTURE COMPRISED OF MANHATTAN CONSTRUCTION COMPANY AND RFB CONSTRUCTION, LLC; AND [IV] FC-6311-D, SIERRA/GRESHAM, J.V. , A JOINT VENTURE COMPRISED OF SIERRA CONSTRUCTION COMPANY, INC., AND S.L. GRESHAM COMPANY, LLC, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIATION ON A TASK ORDER BASIS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta (“City”), as owner and operator of Hartsfield-Jackson Atlanta International Airport (“H-JAIA”), solicited Request for Proposals from qualified proponents for FC-6311, Managing General Contractor Services at H-JAIA, seeking assistance, as required, to perform miscellaneous construction services in conjunction with and as requested by the Department of Aviation (“Project”); and

WHEREAS, after review and evaluation of the Proponents’ qualifications and analysis of the technical proposals, the Department of Aviation Evaluation Committee, supported by the Department of Procurement and the Aviation Procurement Unit, has completed their evaluation of the proposals; and

WHEREAS, the Aviation General Manager and the Chief Procurement Officer have recommended that the Agreements for FC-6311, Managing General Contractor Services be awarded to four (4) of the most responsive and responsible Proponents, as determined by the Evaluation Committee, as follows: FC-6311-A, Yates - FS360, a joint venture, a Joint Venture, comprised of W. G. Yates and Sons Construction Company and FS 360, LLC; FC-6311-B, Turner - SG Contracting, a joint venture, a Joint Venture comprised of Turner Construction Company and SG Contracting, Inc.; FC-6311-C, Manhattan/RFB and H-JAIA Joint Venture, a Joint Venture comprised of Manhattan Construction Company and RFB Construction, LLC; and FC-6311-D, Sierra/Gresham, J.V., a Joint Venture comprised of Sierra Construction Company, Inc., and S.L. Gresham Company, LLC, (collectively referred to as “Contractors”); and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, that the Mayor is authorized to execute on behalf of the City of Atlanta Agreements FC-6311, Managing General Contractor Services with Contractors, as follows: FC-6311-A, Yates - FS360, a joint venture, a Joint Venture, comprised of W. G. Yates and Sons Construction Company and FS360, LLC; FC-6311-B, Turner - SG Contracting, a joint venture, a Joint Venture comprised of Turner Construction Company and SG Contracting, Inc.; FC-6311-C, Manhattan/RFB an

H-JAIA Joint Venture, a Joint Venture comprised of Manhattan Construction Company and RFB Construction, LLC; and FC-6311-D, Sierra/Gresham, J.V., a Joint Venture comprised of Sierra Construction Company, Inc., and S.L. Gresham Company, LLC, to assist the Department of Aviation

miscellaneous construction projects based on actual hourly rates times the agreed upon multiplier or otherwise agreed to per the Agreements.

BE IT FURTHER RESOLVED, that the term of the Agreements shall be for three (3) years, with one (1) two (2) year renewal option at the sole discretion of the City.

BE IT FURTHER RESOLVED, that the City Attorney is directed to prepare four (4) Agreements for execution by the Mayor.

AND FINALLY BE IT RESOLVED, that the Agreements shall not become binding upon the City and the City will incur no obligation or liability under it until it has been executed by the Mayor, attested to by the Municipal Clerk, approved by the City Attorney as to form and delivered to Contractors.

3.2.2 Executive Summary: The purpose of the Executive Summary is to provide an overview of the Proponent's qualifications to be considered for an award of a Contract for this procurement. At a minimum, the Executive Summary must contain the following information:

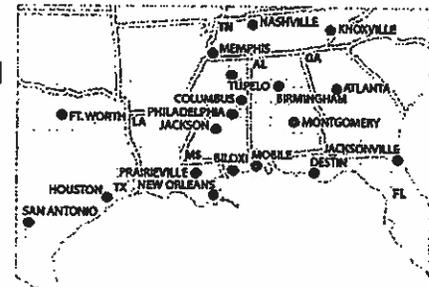
3.2.2.1 Complete legal name of the Proponent and the address of its primary business headquarters;

Yates-FS 360, a Joint Venture
4401 Northside Parkway, Suite 700
Atlanta, GA 30327

3.2.2.2 General description of the Proponent, including its history and certifications (years in business, licenses held, association memberships, etc);



W.G. Yates & Sons Construction Company (Yates Construction) was incorporated in 1964 in Philadelphia, Mississippi as a general contractor/construction manager. We have offices strategically located across the Southern United States including **Georgia (Atlanta)**, Florida, Mississippi, Alabama, Texas, Tennessee, and Louisiana, giving us a wide geographical presence. The Atlanta office (managing office for this project) is led by Jeff Cross who has been providing services in the Atlanta community since 1985 and has completed many construction projects in the aviation and airport facilities sector as well as commercial, higher education, hospitality industries, and more.



Southeast U.S. Office Locations

Yates Construction operates throughout the country on a highly diversified construction program with extensive self performance capabilities to include but not limited to heavy, civil, marine, asphalt, concrete, masonry, structural steel fabrication and erection, drywall, stucco, mechanical and electrical. Association memberships include the American Association of Airport Executives, Associated Builders and Contractors, Inc. and the United States Green Building Council.

3.2.2.2 (Continued) General description of the Proponent, including its history and certifications (years in business, licenses held, association memberships, etc)

Issuing State	Profession	Corp No	License No
PUERTO RICO	GC	11-9968-F	
SOUTH CAROLINA	GC		G 10314
TENNESSEE	BC,-B,C; CE,HRA		00016542
TEXAS	GC	00122418-06	
VIRGINIA	GC		2705 030650A
WASHINGTON	GC	602 336 195	WGYATGY978RZ
WEST VIRGINIA	GC		WV049411

FS360

FS 360 is a General Contractor specializing in commercial and industrial construction projects. Our clients typically operate in the Aviation, Distribution, Education, Government, Manufacturing and Transportation industries. FS 360 supports its clients in three core areas: Facilities Maintenance, Renovation and New Construction projects. Our philosophy is to build long-term relationships with our clients and support their ongoing construction requirements over the entire life cycle of their facilities. Our services include General Contracting, Construction Management, Design/Build and Pre-Construction Support.

FS 360, organized on July 25, 2008, is a licensed General Contractor in the state of Georgia. Memberships include the Association of Building Contractors and the Gwinnett County Chamber of Commerce.

Services

As General Contractor, our clients gain a trusted business partner invested in their success. FS 360 understands how to execute projects that are not only safe, on time and on budget, but also enhance workflow, productivity and efficiency in "production" facilities. Over the past five years working at Hartsfield-Jackson Atlanta International Airport we have gained specific knowledge as to how these projects are to be undertaken: From concept, to design/engineering, contracting and execution. We will use this experience as a Managing General Contracting proponent when we serve the City of Atlanta and provide added value, lower costs and increased sustainability.

→ Section 2: 3.2.2.- Executive Summary

The purpose of the Executive Summary is to provide an overview of the Proponent's qualifications to be considered for an award of a Contract for this procurement. At a minimum, the Executive Summary must contain the following information:

3.2.2.1. Complete legal name of the Proponent and the address of its primary business headquarters.

Manhattan Construction Company is a privately held corporation, founded in 1897 and is headquartered in Oklahoma. Manhattan is an Oklahoma corporation.

RFB Contractors, LLC is a privately held corporation located in Atlanta, Georgia. RFB is a Georgia Corporation.

The legal name of the Proponent for this project is Manhattan/RFB, an HJAIA Joint Venture
5871 Glenridge Drive, Suite 300

Atlanta, Georgia 30328

404.351.0007 Phone/ 404.603.9242 - Contact Name: Bart Plunkett

3.2.2.2. General description of the Proponent, including its history and certifications (years in business, licenses held, association memberships, etc.)

Manhattan and RFB Contractors bring a history of award-winning experience in construction management and general contracting services. The Company has been family owned for all 117 years of its existence, and we are currently ranked as one of the top 25 commercial builders in the nation by Engineering News Record. The Atlanta office of Manhattan has been ranked as the 13th largest commercial contractor in Atlanta by the Atlanta Business Chronicle. RFB Contractors employes more than 10 people full time and has been in operation in the Atlanta area since 2009.

→ Section 2: 3.2.2.- Executive Summary

- **Local Experience.** We are no stranger to the building practices and procedures of the City of Atlanta as part of HMMH, as we are currently constructing the Maynard Holbrook Jackson, Jr., International Terminal at the Hartsfield-Jackson International Airport. Manhattan's Atlanta office has also recently completed the Dawson County Sheriff's Office & Adult Detention Center and the Gwinnett County Police Headquarters Annex & E911 Communications Center. This history provides Manhattan with a solid foundation to work from in addressing the project's special requirements, the secure location, as well as your unique requirements.
- **Aviation Experience.** Manhattan has completed over 300 aviation projects in its history. In 1936, the company constructed a balloon hanger in Ft. Still, Oklahoma. Since that time, Manhattan has worked at 7 active airfields and completed assignments for 8 airlines. In Atlanta, Manhattan's portfolio includes over 9.3 million sf and \$ \$2.8 billion in contracts of related work.
- **MWBE Program.** Manhattan Construction and RFB Contractors are committed to the participation of minorities and women in all areas of the companies, as well as the participation of qualified M/WBE firms in its projects. Manhattan has a long history of pro-actively identifying and supporting minority businesses in the communities where we work, with the ultimate goal of utilizing the economic impact of our projects to benefit local communities.
- **Financial Capacity.** Manhattan Construction Company has maintained steady, healthy growth. In total, the company recently reached the \$1 billion mark in annual billings. Manhattan Construction Company has a strong financial position with virtually unlimited bonding capacity and industry low rates. Our bonding relationship is with Chubb and Zurich American Insurance Company. We have never failed to complete a contract throughout our history and have never been unable to provide a payment and performance bond. RFB Contractors is bonded by Surety South and has never been unable to provide a payment and performance bond.

→ Section 2: 3.2.2.- Executive Summary

RFB Contractors and Manhattan Construction have pursued several opportunities together as joint venture projects over the past year. Both RFB and Manhattan are licensed registered Commercial Contractors and both are located within Fulton County. Manhattan Construction Company has recently been awarded the ABC STEP Diamond Award for safety for the 3 consecutive year.

3.2.2.3. The general and specific capabilities and experience of the Proponent that it believes will benefit the city;

Manhattan/RFB brings a history of award-winning experience in construction management and general contracting services.

Manhattan Construction Company has been family owned for all 116 years of its existence, and we are currently ranked as one of the top 25 commercial builders in the nation by Engineering News Record. The Atlanta office of Manhattan has been ranked as the 13th largest commercial contractor in Atlanta by the Atlanta Business Chronicle.

The principals of Manhattan/RFB have been working on projects together for nearly 20 years. The key project management and supervisors for the Manhattan/RFB team are currently completing their assignments on the Maynard Jackson Holbrook International Terminal project and working with AATC for the Life Safety Upgrades. This current experience and familiarity with the airport, its' procedures and its' personnel make them a natural selection for one of the contractors selected for the Managing General Contractors projects.

The key management and supervisory staff proposed on the Managing General Contractors projects have been working together on the Maynard Jackson Holbrook International Terminal project for nearly 4 consecutive years. They know each other strengths and weakness and have been operating as a cohesive unit in delivering a successful project.

3.2.2.4. Any awards or other special acknowledgements received by Proponent for excellence in construction services, and any other unique capabilities or areas of specialization the Proponent wishes the City to consider.

→ Section 2: (RFP 3.1.1.2.) - Executive Summary

Awards received are listed below:

- ABC STEP Diamond Safety Award - 2011, 2012, 2013
- Excellence in Construction Awarded by Associated Builders and Contractors - Clearview Regional Medical Center - 2012
- Excellence in Construction Awarded by Associated Builders and Contractors - Gwinnett County Police Headquarters and Emergency Communications Center - 2010
- Atlanta Business Chronicle - Top 25 Commercial Contractors - 2012
- Giants Top 300 in Building Design & Construction - 2012
- Engineering News Record Top 400 General Contractors - 2012



EXECUTIVE SUMMARY

We are pleased to present the collaboration of Sierra Construction Company, Inc. (Sierra) and SL Gresham Company LLC (Gresham), to create the Sierra/Gresham Joint Venture (the "JV Team") in response to the Managing General Contractor Services (MGCS) Request for Proposal Project; FC-6311 for Hartsfield-Jackson Atlanta International Airport (HJAIA). A team of uncompromising skill and over 40 years of experience, our joint venture brings together qualified expertise in the areas of general contracting , construction and program management services that is fully equipped to begin work immediately on behalf of the City of Atlanta at HJAIA. This joint venture partnership has proven aviation experience at HJAIA and beyond, as well as performance history for the City of Atlanta in other capacities. Each of these firms' successes can be attributed to dedication, competence, accountability, and value.

Our experience spans the entire construction process, from pre-construction services through warranty services. This JV Team is organized specifically to support and address the anticipated Task Order projects identified for the MGCS. Our collaborative and integrated team experience demonstrates solid abilities to support Task Orders both on and off landside and airside projects including the following: Sanitary System-Maintenance/Upgrade/Repair, Storm Sewer System-Maintenance/Upgrade/Repairs, Exterior Landscaping, Roof Replacements, Central



Passenger Terminal Complex (CPTC) General Upgrades, Miscellaneous Interior Finishes, Office Build Outs, Ceiling Modifications, and Minor Civil Projects.

Our team is committed to providing the City with the appropriate resources necessary to perform the Task Orders issued under the MGCS, and we are committed to executing our duties under the MGCS and completing every Task Order in compliance with the City's goal of "Zero Safety Incidents."

3.2.2.1 Complete legal name of the Proponent and the address of its primary business headquarters.

Sierra/Gresham Joint Venture has its primary business headquarters at 2010 Cobb International Blvd., Suite A, Kennesaw, Georgia 30152.

3.2.2.2 General description of the Proponent, including its history and certifications (years in business, licenses held, association memberships, etc.)

Joint Venture Structure

Sierra/Gresham is a joint venture team comprised of two experienced general contracting, and construction management companies: Sierra Construction Company, Inc., SL Gresham Company, LLC. Our joint venture works as an integrated team, combining our associates to form one cohesive, working unit that provides multi-faceted expertise to the MGCS.



Sierra Construction Company, Inc.

Sierra Construction Company, Inc. is the Managing Partner of the Joint Venture. Established in 1997, Sierra is a retail tenant general contracting company that has built a solid reputation in the construction industry with projects in metro Atlanta and throughout the United States. Sierra is a privately held Georgia corporation with Gregory E. Hogle at its helm. Prior to establishing the company, Mr. Hogle was the successful owner/general manager of Tandem Contracting, Inc.

In a climate in which several states still do not require contractor testing and licensing, Sierra prides itself in having successfully met board requirements for licensed general contractors in many states throughout the country, and when required, the company holds security identification media at HJAIA and many other airports. Through its highly experienced project management and field superintendent teams, Sierra offers extensive project management expertise in multiple areas such as:

- full service estimating
- coordination between architects, engineers, owners, subcontractors and material deliveries
- escorting services into Hartsfield-Jackson Atlanta International Airport
- providing information on specific City requirements and building codes



- obtaining permits and plan approvals

For over 16 years, Sierra has worked on significant projects at HJAIA specializing in its concessions program. As a GC for concessions, the company has emerged as the preeminent player, consistently delivering exceptional concession build-outs on time and in compliance with current Design Guidelines. Its projects reflect the vibrant image of the City and the world-class image of HJAIA.

Sierra also holds general contractor licenses in over thirty of the United States, including Georgia. The company is a City of Atlanta Certified Small Business.

SL Gresham Company, LLC

SL Gresham Company, LLC (Gresham) is headquartered in Atlanta, Georgia with business interests across the United States and a strong presence throughout the southeast region. Its mission has become the foundation of the Sierra Construction/ S L Gresham Joint Venture — “dedicated to providing an atmosphere of integrity, competence, accountability and honesty....” The company’s founder Stefan L. Gresham, has become the driving force behind the JV Team.

For more than twenty-three years, Gresham has been providing customers such as the



Metropolitan Atlanta Rapid Transit Authority (MARTA), Delta Airlines, Boeing and Atlanta Hartsfield-Jackson International Airport, with workable solutions that have moved these organizations toward achieving their business goals. As a sub- contractor, Gresham self-performs commercial flooring and roofing, sharing resources with SL Gresham Company, providing them with the ability to offer a full range of services in general contracting, construction management, project management warranty administration and contract management.

Managing projects within large urban areas, such as the Atlanta Civic Center, Delta Airlines, Georgia World Congress Center and City of Atlanta Fire Rescue Department's Facilities, requires not only patience and sensitivity to the demands of the public and municipal representatives, but cognizance of public safety and the impact of interruption to local businesses. Gresham's emphasis on prioritizing zero safety incidents and zero service interruptions has advanced the company's reputation for quality work with local, regional and state municipalities and has ensured the company's success in these highly sensitive areas.

S L Gresham Company has an unflinching dedication to high performance. The strategic alliance between the S L Gresham Company as a joint venture partner for the HJAIA MGCS will create depth, balance and an ability to quickly and accurately deploy resources to their "team approach(ed)" project delivery.



PROPOSITIVE SUMMARY

3.2.2 Executive Summary.

The purpose of the Executive Summary is to provide an overview of the Proponent's qualifications to be considered for an award of a Contract for this procurement. At a minimum, the Executive Summary must contain the following information:

- 3.2.2.1 Complete legal name of the Proponent and the address of its primary business headquarters;
- 3.2.2.2 General description of the Proponent, including its history and certifications (years in business, licenses held, association memberships, etc.);

Turner-SG Contracting, a Joint Venture is comprised of Turner Construction Company and SG Contracting, Inc. The Managing General Contractor Services project will be staffed and managed from our Atlanta, GA offices located at 3560 Lenox Road, Suite 1100, Atlanta, GA 30326 although Tuner does have other office locations. Below we have outlined the requested details for each firm.

Turner

Turner Construction Company, located at 3560 Lenox Road, Suite 1100, Atlanta, GA 30326, is a firm dedicated to delivering personal client service and quality construction on each project we undertake, and have been doing so for the past 109 years. As a result of this dedication and commitment, Turner Construction is consistently recognized as a leading builder in the United States, ranking first or second in many major market segments including airports. Turner offers its clients the financial stability and buying power of a national firm balanced with the expertise of a proven Atlanta office that understand the local market, and who deliver personal client service.

In 1976, we opened a full-service office in Atlanta. Today, Turner's Atlanta operation is comprised of 163 full-time construction professionals responsible for over \$300 million of construction on an annual basis. Consistently over the past 10 years, Turner Construction Company has been ranked No. 1 or No. 2 in Engineering News Record's (ENR) annual review of the "Top General Builders in the United States." ENR also ranked Turner as the No. 2 builder of airports in the country.

EXECUTIVE SUMMARY

Turner-SG Contracting, a Joint Venture point of contact:

- Robert Baird, Principal-in-charge
3560 Lenox Road, Suite 1100
Atlanta, GA 30326
404.504.3720 phone
404.504.3716 fax

Turner Construction's Ownership Structure

- Turner Construction Company is a New York corporation that is 100% owned by The Turner Corporation.
- The Turner Corporation is a Delaware holding corporation that is 100% owned by Hochtief USA, Inc.
- Hochtief USA, Inc. is also a Delaware holding corporation that is 100% owned by HOCHTIEF Americas GmbH.
- HOCHTIEF Americas GmbH is a privately held German corporation that is 100% owned by HOCHTIEF AG.
- HOCHTIEF AG is a German public corporation, whose shares are publicly traded on all of the German stock exchanges.
- ACS Actividades de Construccion y Servicios S.A. ("ACS"), a Spanish public corporation, owns more than 30% of Hochtief AG.

The corporations that hold ACS' shares are outside of Turner's corporate structure, which makes it difficult to verify ownership. Please contact Turner if further information.



SG Contracting, Inc. was founded as a part of the Shailendra Group in 2003. Over the last 7 years we have grown from annual billings of 1.2 Million to over 17 million. In that time we have never been involved in any litigation.

SG Contracting, Inc. has a total of 11 Employees of the following classifications: 4 Field superintendents, 2 Project Managers, 1 Assistant Project Manager, 1 Project Accountant, 1 VP of Operations, 1 VP Preconstruction Services, 1 President. We have 1 office located in Mid-Town Atlanta.

SG Contracting is an Atlanta-based general contracting and construction management company whose principals and employees have extensive project experience collectively spanning over a century in several markets throughout Georgia and the Southeast. SG Contracting's most recent accomplishments include the construction of numerous concession spaces at Hartsfield Jackson Atlanta International Airport - earning them the reputation for world-class quality and excellence.

SG Contracting, Inc. is certified as a Disadvantaged Business Enterprise (DBE) and a Minority Business Enterprise (MBE) by:

- Georgia Department of Transportation - DBE
- State of Georgia Dept. of Administrative Services - MBE





The Turner-SG Contracting, a Joint Venture was formed many years ago out of a long friendship between principals of Turner and SG Contracting, and this joint venture has a proven track record for delivering high-end corporate interior spaces for clients in Atlanta. As both Turner and SG Contracting have successfully built projects at HJAIA over the last few years, it was natural to team up again to provide on-call construction services for the Hartsfield-Jackson Atlanta International Airport. By uniting in this effort, we bring to The City of Atlanta a team that will meet all of the objectives for the successful completion of the projects assigned to us through this contract.



KASIM REED
Mayor

LOUIS E. MILLER
Aviation General Manager

TO: Adam L. Smith, Esq., CPPO, CPPB, CPPM, CPP
Chief Procurement Officer
Department of Procurement

FROM: Louis E. Miller
Aviation General Manager
Department of Aviation

Date: September 17, 2013

Subject: Contract FC-6311, Managing General Contractor Services
at Hartsfield-Jackson Atlanta International Airport
Recommendation for Award

As you are aware, on April 5, 2013, the City of Atlanta solicited Proposals for the Managing General Contractor Service at Hartsfield-Jackson Atlanta International Airport. The DOA Evaluation Committee reviewed eight (8) proposals from the following firms: Benchmark/Tuscany, a Joint Venture; Yates – FS 360, a Joint Venture; Precision 2000/Catamount, a Joint Venture; Enviro - SEI, a Joint Venture; Sierra/Gresham, a Joint Venture; Manhattan/RFB, a Joint Venture; Randolph/Ruby Collins, a Joint Venture; and Turner – SG Contracting, a Joint Venture.

On August 22, 2013 the DOA Evaluation Committee, supported by the Department of Procurement (DOP) and the Aviation Procurement Unit, completed the scoring of the proposals. The Department of Aviation recommends award of the Contract for FC-6311 to the following firms:

1. Yates – FS360, A Joint Venture

A Joint Venture comprised of:

W. G. Yates and Sons Construction Company
FS 360, LLC



2. Turner – SG Contracting, A Joint Venture

A Joint Venture comprised of:
Turner Construction Company
SG Contracting, Inc.

3. Manhattan/RFB, A Joint Venture

A Joint Venture comprised of:
Manhattan Construction Company
RFB Construction, LLC

4. Sierra/Gresham, A Joint Venture

A Joint Venture comprised of:
Sierra Construction Company, Inc.
SL Gresham Company, LLC

Attached hereto is the Evaluation Committee's Final Evaluation Sheet. The DOA will present Legislation for consideration at the November 4, 2013 City Council session.

If you additional information is required, please contact, Ms. Yanique Swan at (404) 382-2231.

LEM/
Attachment

Cc Balram Bheodari
Kristen Rectenwald
Erin Jenkins
Marsha Love-Brown

Jim Drinkard
Ted Allen
Yanique Swan
Document Control

Girard Geeter
Hugh Newkirk
Les Page

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: CANDACE L. BYRD

Dept.'s Legislative Liaison: Anita Williams

Contact Number: 404-530-6600

Originating Department: Aviation

Committee(s) of Purview: * Transportation

Chief of Staff Deadline: 10/11/13

Anticipated Committee Meeting Date(s): 10/30/13

Anticipated Full Council Date: 11/04/13

Legislative Counsel's Signature: Kristen Reckenwald *Kristen M Reckenwald*

Commissioner's Signature: [Signature]

Chief Financial Officer: N/A

Chief Information Officer Signature (for IT Procurements) N/A

Chief Procurement Officer Signature: [Signature]

CAPTION

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS FOR PROJECT NUMBER FC-6311 MANAGING GENERAL CONTRACTOR SERVICES AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT ("H-JAIA"), AS FOLLOWS: [i] FC-6311-A, YATES - FS360, A JOINT VENTURE, A JOINT VENTURE COMPRISED OF W. G. YATES AND SONS CONSTRUCTION COMPANY AND FS360, LLC; [ii] FC-6311-B, TURNER - SG CONTRACTING, A JOINT VENTURE, A JOINT VENTURE COMPRISED OF TURNER CONSTRUCTION COMPANY AND SG CONTRACTING, INC.; [iii] FC-6311-C, MANHATTAN/RFB AN HJAIA JOINT VENTURE, A JOINT VENTURE COMPRISED OF MANHATTAN CONSTRUCTION COMPANY AND RFB CONSTRUCTION, LLC; AND [iv] FC-6311-D, SIERRA/GRESHAM, J.V. , A JOINT VENTURE COMPRISED OF SIERRA CONSTRUCTION COMPANY, INC., AND S.L. GRESHAM COMPANY, LLC, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIATION ON A TASK ORDER BASIS; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT: (if any)

Mayor's Staff Only

Received by CPO: 9/31/13
(date)

Received by LC from CPO: _____
(date)

Received by Mayor's Office: 10.11.13
(date)

Reviewed by: _____
(date)

Submitted to Council: _____
(date)

Legislative White Paper

Committee of Purview: Transportation

Caption:

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS FOR PROJECT NUMBER FC-6311 MANAGING GENERAL CONTRACTOR SERVICES AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT (“H-JAIA”), AS FOLLOWS: [i] FC-6311-A, YATES – FS360, A JOINT VENTURE, A JOINT VENTURE COMPRISED OF W. G. YATES AND SONS CONSTRUCTION COMPANY AND FS360, LLC; [ii] FC-6311-B, TURNER – SG CONTRACTING, A JOINT VENTURE, A JOINT VENTURE COMPRISED OF TURNER CONSTRUCTION COMPANY AND SG CONTRACTING, INC.; [iii] FC-6311-C, MANHATTAN/RFB AN HJAIA JOINT VENTURE, A JOINT VENTURE COMPRISED OF MANHATTAN CONSTRUCTION COMPANY AND RFB CONSTRUCTION, LLC; AND [iv] FC-6311-D, SIERRA/GRESHAM, J.V. , A JOINT VENTURE COMPRISED OF SIERRA CONSTRUCTION COMPANY, INC., AND S.L. GRESHAM COMPANY, LLC, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIATION ON A TASK ORDER BASIS; AND FOR OTHER PURPOSES.

Council Meeting Date: 11/04/13

Legislation Title: Managing General Contractor Services at Hartsfield-Jackson Atlanta International Airport

Requesting Dept.: Aviation

Contract Type: Construction Agreement

Source Selection: RFP

Bids/Proposals Due: 06/13/13

Invitations Issued: 04/05/13

**Number of Bids/
Proposals Received:** 8

Bidders/Proponents: Benchmark/Tuscany, a Joint Venture; Yates – FS 360, a Joint Venture; Precision 2000/Catamount, a Joint Venture; Enviro - SEI, a Joint Venture; Sierra/Gresham, a Joint Venture; Manhattan/RFB, a Joint Venture; Randolph/Ruby Collins, a Joint Venture; and Turner – SG Contracting, a Joint Venture.

Background:

The previous Managing General Contractor Services Contracts expired and a review of the service requirements by the Department of Aviation and the Hartsfield-Jackson Development Program for Contract Year 2013 and beyond revealed that managing general contractor services will be required.

The anticipated scope of work in the multi-year agreement may include, but is not limited to, procuring miscellaneous construction services at Hartsfield-Jackson Atlanta International Airport ("Airport") on a Task Order basis. The Services associated with this contract primarily involve construction services on and off the Airport.

Fund Account Center: N/A

Source of Funds: N/A

Fiscal Impact: Positive

Term of Contract: Three (3) years, with one (1) two (2) year renewal option at the sole discretion of the City.

Method of Cost Recovery: N/A

Approvals:

DOF: N/A

DOL: Yes

Prepared By: Anita Williams

Contact Number: 404-382-2313

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview:

Caption:

Council Meeting Date:

Requesting Dept.:

FAC Confirmed by:

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

Approval for the Mayor to execute Agreements with FC-6311-A, Yates – FS360, a Joint Venture, comprised of W. G. Yates and Sons Construction Company and FS 360, LLC; FC-6311-B, Turner – SG Contracting, a Joint Venture comprised of Turner Construction Company and SG Contracting, Inc.; FC-6311-C, Manhattan/RFB, a Joint Venture comprised of Manhattan Construction Company and RFB Construction, LLC; and FC-6311-D, Sierra/Gresham, a Joint Venture comprised of Sierra Construction Company, Inc., and S.L. Gresham Company, LLC, to provide Managing General Contractor Services for the Department of Aviation on a task order basis.

2. Please provide background information regarding this legislation.

The previous Managing General Contractor Services Contracts expired and a review of the service requirements by the Department of Aviation and the Hartsfield-Jackson Development Program for Contract Year 2013 and beyond revealed that managing general contractor services will be required.

The anticipated scope of work in the multi-year agreement may include, but is not limited to, procuring miscellaneous construction services at Hartsfield-Jackson Atlanta International Airport (“Airport”) on a Task Order basis. The Services associated with this contract primarily involve construction services on and off the Airport.

3. If Applicable/Known:

(a) **Contract Type** (e.g. Professional Services, Construction Agreement, etc): Construction Agreement

(b) **Source Selection:** RFP

(c) **Bids/Proposals Due:** 06/13/2013

(d) **Invitations Issued:** 04/05/2013

(e) **Number of Bids:** 8

(f) **Bids/Proposals Received:** 06/13/2013

(g) **Bidders/Proponents:** Benchmark/Tuscany, a Joint Venture; Yates – FS 360, a Joint Venture; Precision 2000/Catamount, a Joint Venture; Enviro - SEI, a Joint Venture; Sierra/Gresham, a Joint Venture; Manhattan/RFB, a Joint Venture; Randolph/Ruby Collins, a Joint Venture; and Turner – SG Contracting, a Joint Venture.

(h) **Term of Contract:** Three (3) years, with one (1) two (2) year renewal option at the sole discretion of the City.

4. **Fund Account Center (Ex. Name and number):** N/A

5. **Source of Funds: Example:** Local Assistance Grant N/A

6. **Fiscal Impact:** \$0.00

Example: This legislation will result in a reduction in the amount of _____ to Fund Account Center Number _____.

7. **Method of Cost Recovery:**

Examples:

- a. Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.
- b. Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.

This Legislative Request Form Was Prepared By: Marsha Love-Brown