New Habersham County Detention Center – Next Steps

HABERSHAM COUNTY
GEORGIA | Est. 1818

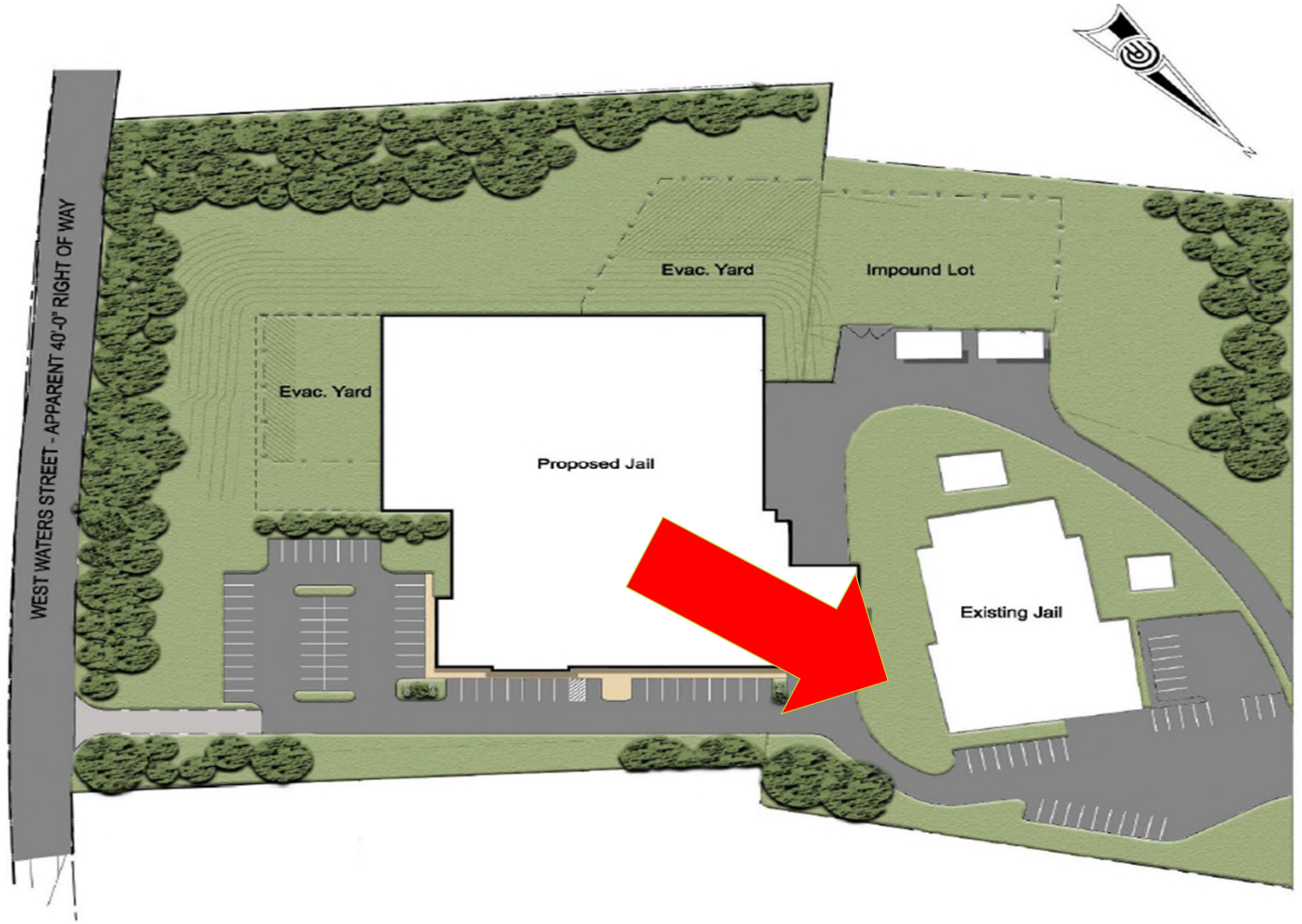
Next Steps:

- Relocation of Offices during Construction
- Continued Design Process
- Issuance of RFP for Construction Manager at Risk
- Construction of Project

Relocation of Offices

(Patrol, Investigators, Jail and Training Offices)

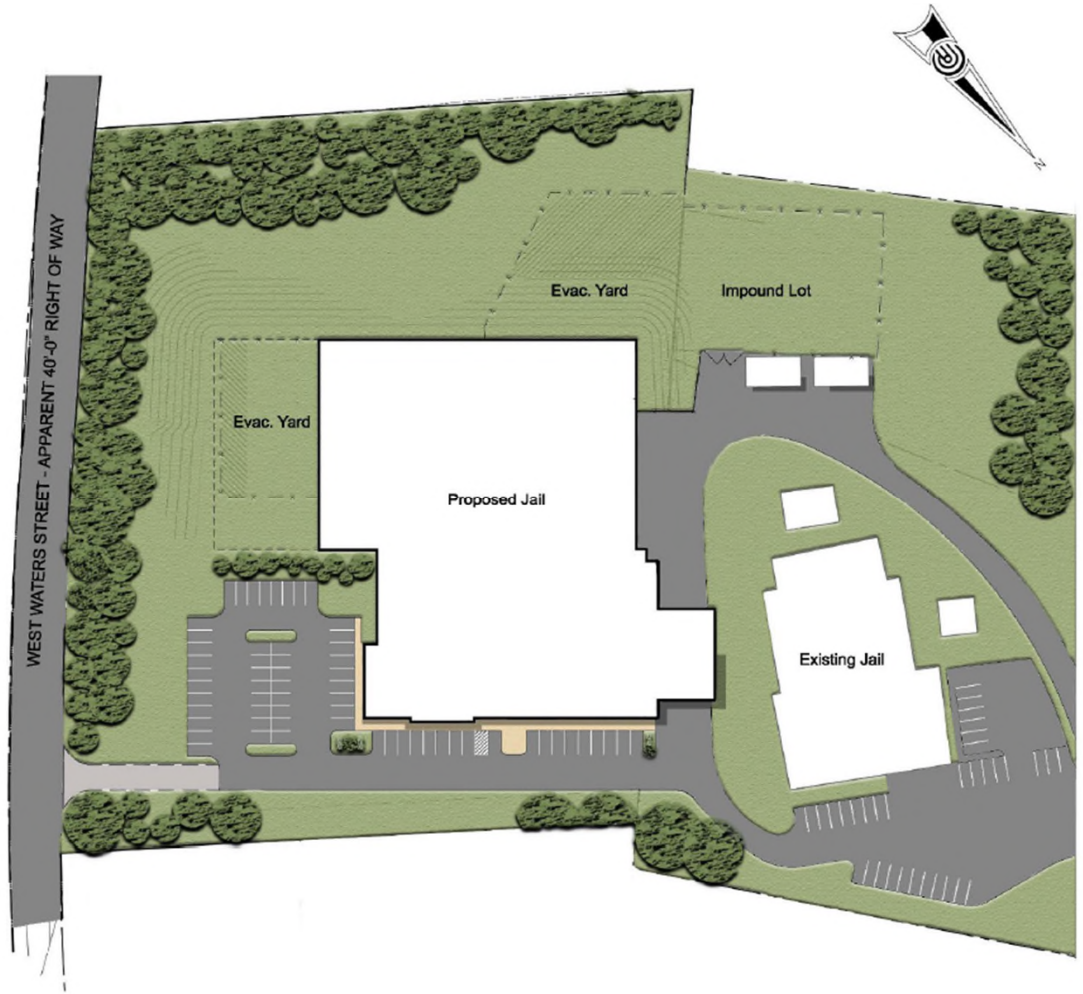
- There are 3 Office Trailers that house several of the Sheriff's Division Offices.
- These Trailers were set-up in 2009 and are at least 30 years old - they were used when we purchased them.
- These Trailers are in the area that the new Jail would be being built.



Relocation of Offices

(Patrol, Investigators, Jail and Training Offices)

- **Patrol:**
  - 3 Cubicle Spaces
  - 1 Office for Lt. on Duty
- **Investigations:**
  - 6 Office spaces
  - 2 Offices for Drug Task Force
- **Training Spaces:**
  - 2 Office Spaces
  - 1 Training Room area for up to 30
- Must have space for 14-15 at all times



Relocation of Offices

OPTIONS:

- **Build a Small Metal Office Building**
  - We have Property on Harvey Adams Road that was purchased a few years ago for Parks expansion and potentially to move the Extension Service Office to this location.
  - This could be a Barndominium that would could be built on our property next to the House Purchased with this property.
  - We can make an entrance from the back of the Aquatic Center Parking lot for easier access
  - A 60X60 Hangar being built at the Airport has an estimated cost of $250-$275,000 for comparison
  - Once the Sheriff moves to the New Jail Offices, then we could potentially use this building for the Extension Services and USDA Offices.

- Locate a Rental Building that would meet the needs listed by the Sheriff
  - Office Rental Space is scarce in our area and sometimes comes with a premium $$
  - Would probably have to be some type of store front

- Find a location to possibly Move the trailers to for the Interim

- Other Commissioner Directed Options –

Design Work Continues by PPI:

- Schematic Design Phase
  - Issuance of Final Schematic Design estimated for February 2027
  - Assist with issuance of Request for Proposal for a Construction Manager At Risk. February – March 2027

- Construction Documents Prepared and Value Engineering occurring with CM@Risk. Final Construction Documents – Fall 2027.

- Construction Contract Administration – ongoing till projects end after construction begins.

All Dates are estimates only and may vary

Request for Proposal – Construction Manager at Risk

- Estimated Release of RFP February/March 2027.
  - RFP must be out for bid for at least 30 days.
  - Committee will review and score each Proposal received for experience and qualifications first, then pricing will be opened and will be scored then added to the qualifications score for a Total Score by proposal. This will be ranked from highest to lowest.
  - Committee will then make a recommendation to the Board of Commissioners
  - Award of CM@Risk by the Board of Commissioners.

Request for Proposal / Qualifications (RFP)

- The competitive sealed proposal method is used for the purchase of all goods and services where the competitive sealed bid method is neither practical nor advantageous, and where cost is not the primary consideration.
- Generally, competitive sealed proposals are used for procurements such as professional services, service contracts, highly technical equipment, etc.
- Competitive sealed proposals are advertised a minimum of twice, two weeks apart, in Habersham County's legal news organ, ***The Northeast Georgian***, on Wednesdays.
- In addition, the RFP will be added to the Georgia Procurement Registry for advertisement which will reach several hundred Construction Vendors and Bid Rooms.
- An Evaluation Committee, consisting of the end user Dept Head or his designees, a member of the Proposal Evaluation Team and one Purchasing Staff member who monitors the process will review proposals according to criteria specified in the proposal document. The Evaluation Committee will then make a recommendation to the Habersham County Board of Commissioners for final award approval.

Review Committee Process

A Selection Committee is formed to review each proposal. Members of this committee are made up of various County staff who have a stake in the proposal in addition to members of the Purchasing Staff, County Manager and Architect.

Step One: The committee will evaluate the proposals and qualifications presented by the interested consultants. At this point a "short list is compiled".

Step Two: If necessary, the committee will schedule interviews of the "short-listed" consultants.

Step Three: After the committee narrows the field to the top candidates, fee proposals of the "short-listed" candidates will be opened, evaluated and ranked.

Once this has Process has been completed, a Recommendation will be made to the Board of Commissioners.

QUESTIONS?

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