

# ASSESSMENT REPORT

## Investing in Alabama Counties

A program of the Association of County Commissions of Alabama



### BALDWIN COUNTY COURTHOUSE

BAY MINETTE, ALABAMA

September 21, 2022



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## PART 1: SUMMARY

**An onsite meeting was held August 23, 2022.**

The meeting was attended by:

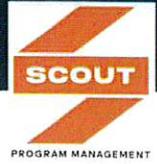
- Ron Cink – Budget Director
- Kathy McHugh – Grants Administrator
- Wanda Gautney – Purchasing Director
- Kelley Gillikin - ACCA
- Sergeant Wilcox with Sheriff's Department
- Jay Grubbs – Scout: [jay@scoutpm.com](mailto:jay@scoutpm.com)



**Scout was specifically asked to review the following scopes of work:**

- Steel
- Light gauge framing
- Roofing
- Windows/storefront
- Electrical
- Light grading, landscaping and drainage
- Brickwork
- Masonry

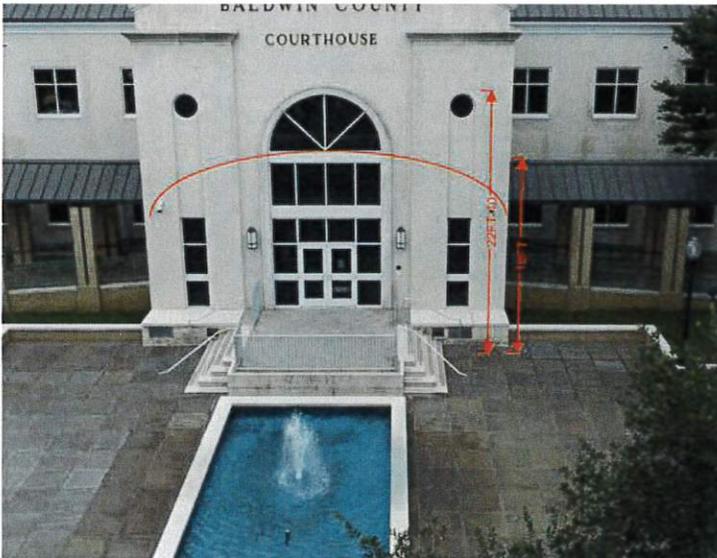
# ASSESSMENT REPORT



## PART 2: SITE VISIT REPORT WITH VISUALS

## A. ATRIUM STRUCTURE AND ROOFING

A "pole barn" structure with a barrel roof will be constructed over the existing fountain courtyard (see photos for dimensions).



The open-air atrium over the fountain area will only include the covered structure and necessary lighting. The budget also includes the reglazing of existing windows at roof tie-in point.

## B. ENCLOSING SIDE CANOPIES

The existing side ramps will be enclosed to create a queuing area that allows for increased social distancing.



The budget is inclusive of enclosing the side canopy areas (including HVAC, fire and sprinkler).

## C. EXTERIOR WORK

The area will be graded and sodded upon completion of the project. Pavers will be reinstalled. Drainage improvements will be made as needed.



The budget includes the necessary landscaping items, including gutters and internal downspouts as needed for the overall drainage system.

# ASSESSMENT REPORT



## PART 3: BUDGET



Project Name: **Baldwin County Courthouse - Atrium Canopy  
Option 1**

Level of Design: N/A

Location: **Bay Minette**

Level of Budget: **Order of Magnitude**

Total SQFT: **2,280**

Estimate Date: **8.30.22**

Duration months: **TBD**

WORK CATEGORY AND DESCRIPTION		QTY	UOM	UNIT COST	TOTAL
UF	CSI				
<b>A - Substructure</b>					\$ -
03	Footings for canopy columns (assume 16 ea, 6x6x2's)	43	cy	\$ 550.00	\$ 23,467
03	Slab on Grade under pavers	2,280	sf	\$ 7.00	\$ 15,960
					\$ -
<b>B - Structure</b>					\$ -
04	Masonry - Column wraps - 12' high				\$ -
	- 8" CMU back up block, and below grade for brick ledge	2,048	sf	\$ 18.00	\$ 36,864
	- 4" brick veneer	1,536	sf	\$ 30.00	\$ 46,080
05	Barrel atrium structure - 60'x38' - 20#/sf - Structural steel fabbed and erected	23	tons	\$ 12,000.00	\$ 273,600
05	Roof decking	2,304	sf	\$ 7.00	\$ 16,128
07	Standing seam roofing and flashing	2,304	surface are	\$ 45.00	\$ 103,680
07	Gutters	120	lf	\$ 45.00	\$ 5,400
07	Internal downspouts	160	lf	\$ 20.00	\$ 3,200
07	Misc caulking	1	ls	\$ 2,500.00	\$ 2,500
08	Reglazing rework of glass at roof tie in point	1	ls	\$ 15,000.00	\$ 15,000
09	Paint exposed structure	2,304	sf	\$ 2.00	\$ 4,608
					\$ -
<b>C - Interiors</b>					\$ -
					\$ -
<b>D - Services</b>					\$ -
	Lighting under canopy - Allowance	1	ls	\$ 25,000.00	\$ 25,000
					\$ -
<b>E - Equipment and Furnishings</b>					\$ -
					\$ -
<b>F - Special Construction &amp; Demolition</b>					\$ -
	Misc demo for tie in.	1	ls	\$ 15,000.00	\$ 15,000
	Remove and store pavers	2,280	sf	\$ 5.00	\$ 11,400
					\$ -
<b>G - Sitework</b>					\$ -
	Grading and sod work at end of project	1	ls	\$ 10,000.00	\$ 10,000
	Re-install pavers at end of project	2,280	sf	\$ 8.00	\$ 18,240
	Underground rain leaders to storm drain	1	ls	\$ 5,000.00	\$ 5,000
					\$ -
<b>ALLOWANCES</b>					\$ -
					\$ -
<b>COST OF SUBCONTRACTOR TRADE WORK TOTAL</b>					\$ <b>631,127</b>
<b>GC MARK-UP</b>					
Overhead and Profit				20.00%	\$ 126,225
<b>SUBTOTAL</b>					\$ <b>757,352</b>
<b>CONTINGENCY'S AND ALLOWANCES</b>					
Suggested Owner Project Contingency to carry				15.00%	\$ 113,603
<b>TOTAL CONSTRUCTION BUDGET</b>					\$ <b>870,955</b>
<b>SOFT COSTS</b>					
Design/Engineering, 3rd party testing, consultants				12.00%	\$ 104,515
<b>TOTAL PROJECT BUDGET</b>					\$ <b>975,469</b>



Project Name: **Baldwin County Courthouse - Enclose Side Ramps Option 2**

Level of Design: N/A

Location: Bay Minette

Level of Budget: Order of Magnitude

Total SQFT: 540

Estimate Date: 8.30.22

Duration months: TBD

WORK CATEGORY AND DESCRIPTION		QTY	UOM	UNIT COST	TOTAL
UF	CSI				
<b>A - Substructure</b>					\$ -
	N/A				\$ -
<b>B - Structure</b>					\$ -
04	CMU block low walls to level off for storefront - avg 2' high Brick veneer on low walls to match existing - inside an outside	240	sf	\$ 20.00	\$ 4,800
04	face	480	sf	\$ 30.00	\$ 14,400
04	Precast/limestone cap on low wall	120	lf	\$ 65.00	\$ 7,800
04	Brick veneer on header above glass	120	sf	\$ 30.00	\$ 3,600
05	Misc steel	1	ls	\$ 2,500.00	\$ 2,500
07	Misc exterior caulking	1	ls	\$ 1,500.00	\$ 1,500
07	Damproofing over CMU block	240	sf	\$ 2.00	\$ 480
07	Membrane weather barrier over densglass header	120	sf	\$ 3.00	\$ 360
09	Metal stud framing, densglass for header above glass - 1' tall	120	sf	\$ 25.00	\$ 3,000
09	Misc painting	1	ls	\$ 2,500.00	\$ 2,500
<b>C - Interiors</b>					\$ -
07	Stucco - ceiling and headers	660	sf	\$ 20.00	\$ 13,200
08	Glass side enclosures - 8' opening	960	sf	\$ 50.00	\$ 48,000
08	Glass end enclosures - 10' opening	240	sf	\$ 50.00	\$ 12,000
08	Glass entry doors with hardware - 6'x7' opening	2	opngs	\$ 5,000.00	\$ 10,000
09	Metal stud framing, densglass for header above glass - 1' tall	120	sf	\$ 25.00	\$ 3,000
09	Metal stud framing, densglass for ceiling	540	sf	\$ 25.00	\$ 13,500
09	Flooring - Stone	540	sf	\$ 35.00	\$ 18,900
09	Paint stucco	660	sf	\$ 2.50	\$ 1,650
10	Recessed walk off mats	2	ea	\$ 1,000.00	\$ 2,000
<b>D - Services</b>					\$ -
21	Fire sprinkler	540	sf	\$ 15.00	\$ 8,100
23	HVAC	540	sf	\$ 55.00	\$ 29,700
26	Lighting and power	540	sf	\$ 35.00	\$ 18,900
<b>E - Equipment and Furnishings</b>					\$ -
N/A					\$ -
<b>F - Special Construction &amp; Demolition</b>					\$ -
	Demo necessary for low wall tie in	120	lf	\$ 50.00	\$ 6,000
	Existing handrail removal	120	lf	\$ 10.00	\$ 1,200
<b>G - Sitework</b>					\$ -
	Regrade, resod	1	ls	\$ 5,000.00	\$ 5,000
<b>ALLOWANCES</b>					\$ -
COST OF SUBCONTRACTOR TRADE WORK TOTAL					\$ 232,090
<b>GC MARK-UP</b>					
Overhead and Profit				20.00%	\$ 46,418
<b>SUBTOTAL</b>					\$ 278,508
<b>CONTINGENCY'S AND ALLOWANCES</b>					
Suggested Owner Project Contingency to carry				15.00%	\$ 41,776
<b>TOTAL CONSTRUCTION BUDGET</b>					\$ 320,284
<b>SOFT COSTS</b>					
Design/Engineering, 3rd party testing, consultants				12.00%	\$ 38,434
<b>TOTAL PROJECT BUDGET</b>					\$ 358,718



## PART 4: SUPPORTING DOCUMENTS

### Site Meeting Report (8.23.22)

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## ICA - Site Meeting Report #1

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Description	August 23
Status	Draft
Assignee	Jay Grubbs (JGR)
Date	08-23-2022

### Weather conditions during visit

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Time	Condition	Temperature	Precipitation	Humidity	Wind
23 Aug 06:00 AM	 Cloudy	72°F	0.03"	100%	2 mph
23 Aug 12:00 PM	 Rain	80°F	0.08"	90%	2 mph
23 Aug 04:00 PM	 Rain	79°F	0.28"	97%	3 mph

### Meeting Details

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Attendees	Sargent Wilcox with Sheriff's Dept Ron Cink Kathy McHugh Wanda Gautney Kelley Gillikin Jay Grubbs
Overview of Meeting	Discussed Priority #1 as the covered area at front of courthouse. Discussed Priority #2 as sallyport and holding room for inmates on court date
Issues this project will address	Waiting area going through security into courthouse. Holding area for inmates
Scopes of work identified by Scout PM	Lightgauge faming or steel framing barrelled standing seam roofing traditional standing seam roof masonry concrete work Demolition drywall ceilings plumbing - Harrel Harrison with HLH Plumbing at 251-404-8118. electrical Door and hardware

### Existing Facility Considerations

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Design services required?	<input checked="" type="checkbox"/> Architect will be needed
Existing plans available?	<input checked="" type="checkbox"/> Wanda to email them
Impact to existing operations?	<input checked="" type="checkbox"/> Front entrance area can be separated with fencing or barricades
Known presence of hazardous materials?	<input checked="" type="checkbox"/> N/A

Egress & ADA considerations?  Options for ADA access for inmates to basement area

Testing/engineering assessments required?  Structural Engineer for front atrium/pole barn

### Project Site Considerations

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Site due diligence required?  N/A

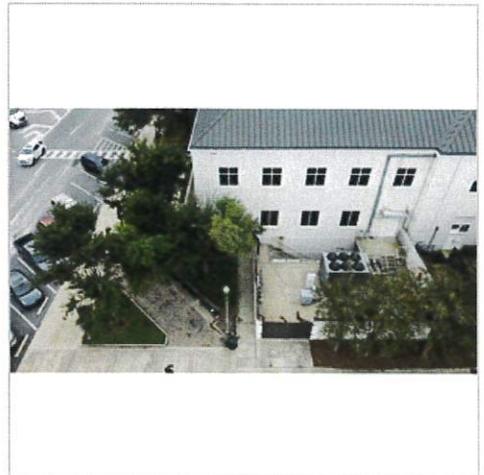
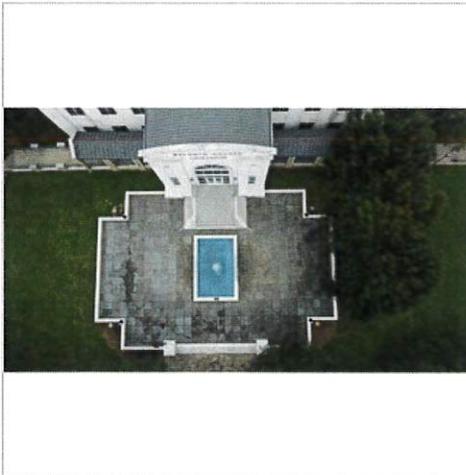
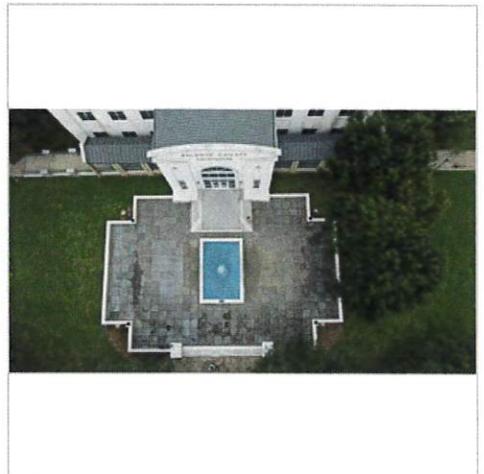
Observed or known utility conflicts?  Will need locate of any utilities under front atrium foundations

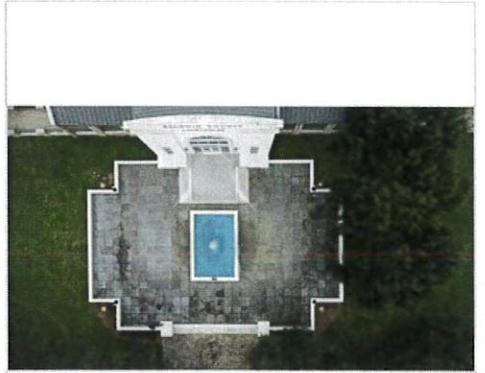
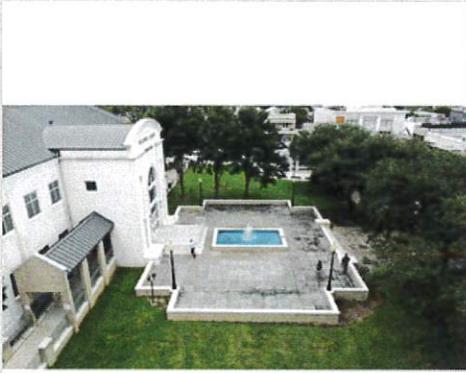
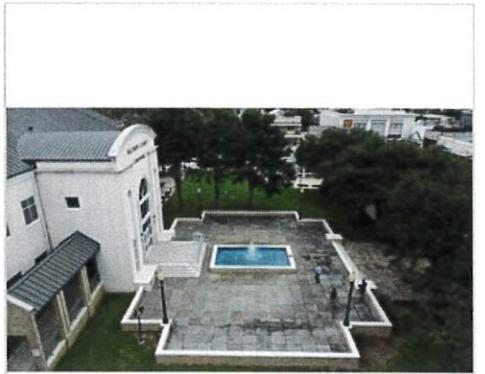
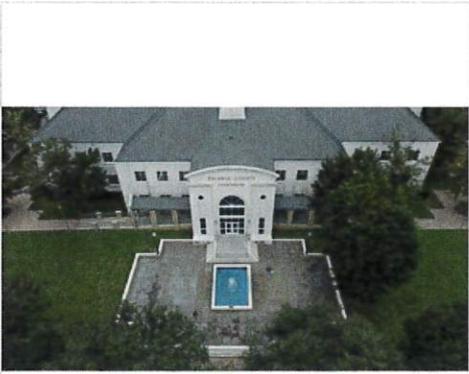
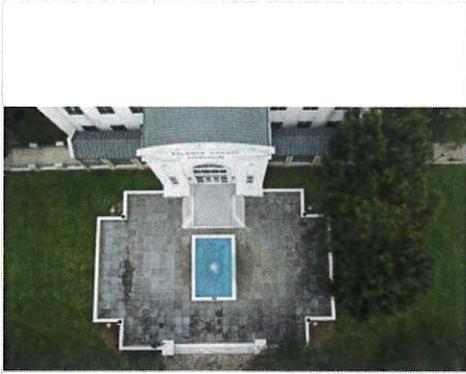
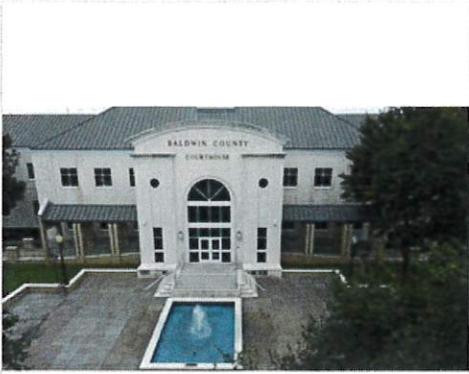
Traffic implications for construction?  Courthouse is on a square with traffic on all 4 sides

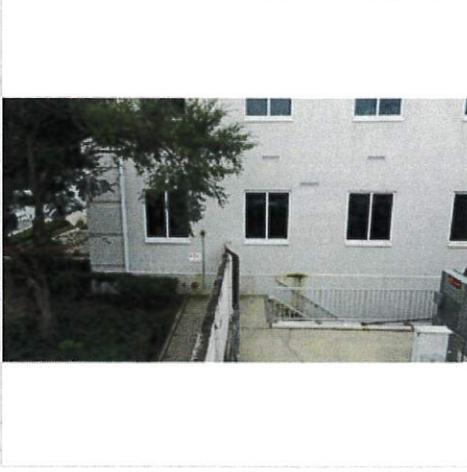
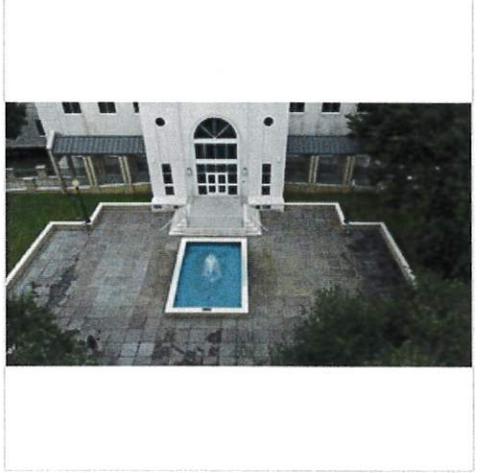
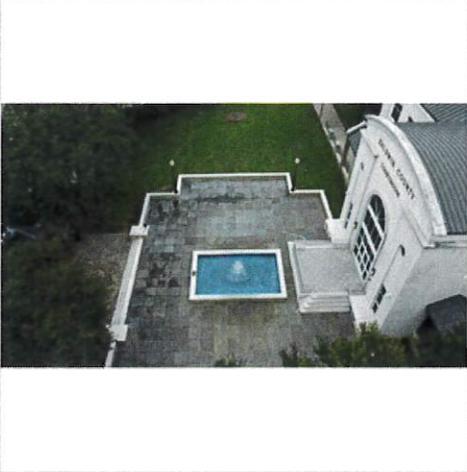
Adjacent properties to be protected?  Will need temporary/phased/protected entrances during construction

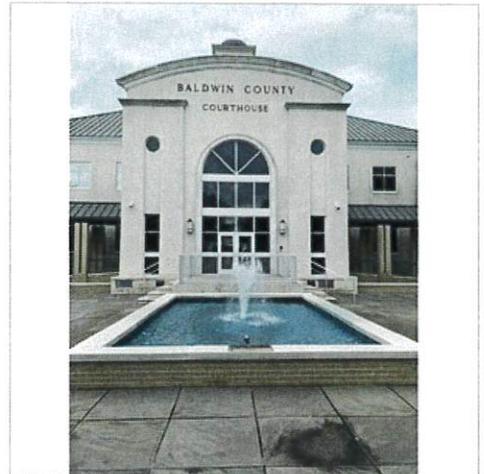
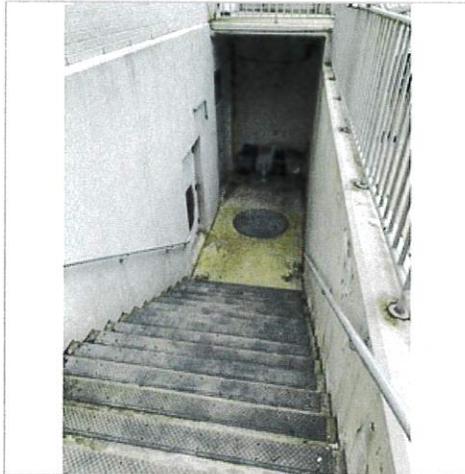
Site access and laydown available?  Very little space for laydown

### Images









- [Pole Barn Front Barrel Dimensions.pdf](#)
- [Pole Barn OH Dimensions.pdf](#)
- [Pole Barn Side Elevation.pdf](#)
- [Sally Port Dimensions.pdf](#)
- [Sally Port Side Elevation.pdf](#)

**Signature**

Signed by Jay Grubbs  
on September 16, 2022 08:29 AM from Jay Grubbs's device

*Jay Grubbs*