



Baldwin County Commission

Legislation Text

File #: 20-0098, Version: 1

Meeting Type: BCC Regular Meeting

Meeting Date: 11/5/2019

Item Status: New

From: Wanda Gautney, Purchasing Director/Ron Cink, Budget-Purchasing Director/Architect Todd Stewart, Adams Stewart Architects

Submitted by: Wanda Gautney, Purchasing Director

ITEM TITLE

Competitive Bid #WG19-58 - Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse Located in Fairhope, Alabama

STAFF RECOMMENDATION

Take the following actions:

- 1) Approve and authorize the Chairman to execute Resolution #2020-21 which allows the Commission the ability to reimburse the general fund utilizing funds from the General Obligation Warrants, Series 2019 in the amount of \$1,500,000.00 for the Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse located in Fairhope, AL; and
- 2) Award the bid to the lowest bidder, **Stuart Construction LLC**, for the Interior Build-out of the Second floor of the Baldwin County Satellite Courthouse located in Fairhope as follows and authorize the Chairman to execute all necessary documents. Bid Tabulation attached.

Base Bid Amount: \$1,046,000.00

Add Alternate 1: \$ 61,200.00 (Install Privacy Glazing/Smart Glass)

Total Amount \$1,107,200.00

Construction Time: 240 calendar days

BACKGROUND INFORMATION

Previous Commission action/date:

01/15/2019 meeting: Authorized the Purchasing Director to solicit a quote for architectural services to renovate the second floor of the Fairhope Satellite Courthouse and bring the architect proposal back to the Commission for approval.

02/19/2019 meeting: Approved the quote from Adams Stewart Architects, LLC, in the amount of \$1,195.00 to prepare a schematic design and construction estimate for the completion of the second

floor of the Fairhope Satellite Courthouse for Commission approval and authorized the Chairman to sign the attached proposal for services.

03/19/2019 meeting: Approved the final design for the completion of a portion of the second floor of the Fairhope Satellite Courthouse and authorized the Purchasing Director and Architect to solicit quotes for this Public Works project.

04/16/2019 meeting: 1) Rejected the three (3) quotes received for the interior build-out of a portion of the second floor of the Fairhope Satellite Courthouse project; and 2) Authorized the Purchasing Director and Architect to place a competitive bid for the project.

06/04/2019 meeting: Authorized the Purchasing Director to advertise the Pre-qualification of Contractors for the Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse located in Fairhope, Alabama.

07/16/2019 meeting: 1) Rejected all five (5) applications received due to incomplete proposals on the Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse located in Fairhope, Alabama project; and 2) Authorized the Purchasing Director to re-advertise the Pre-qualification of Contractors for the Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse located in Fairhope, Alabama.

08/06/2019 meeting: 1) Approved the attached American Institute of Architects (AIA) Contract for the Architectural Services with Adams Stewart Architects, LLC, for the interior build-out of the second floor of the Baldwin County Satellite Courthouse located in Fairhope, Alabama in the amount of 7.2% of the project cost and authorized the Chairman to execute the Contract; and 2) Approved the final design of the Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse located in Fairhope, Alabama and authorize the Architect, Todd Stewart, and the Purchasing Director to bid the project once the pre-qualification of contractors process is completed and approved by the Commission.

08/20/2019 meeting: 1) Approved the following seven (7) pre-qualification applications on the Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse project: Witherington Construction; Stuart Construction, LLC; FITZgerald Construction, LLC; Rolin Construction, Inc.; BayShore Construction Co., Inc.; E-J Builders, Inc.; and Thrash Commercial Contractors, Inc. 2) Rejected the applications of Thomas Industries, d/b/a Thomas Construction and Highland Wake Construction, LLC, as non-qualified.

Background: Bids were opened in the Purchasing Conference Room on October 22, 2019 at 2:00 P.M. Five (5) bids were received. The lowest bid was received from Stuart Construction, LLC, in the base bid amount of \$1,046,000.00, and Add Alternate 1 in the amount of \$61,200.00 (Install Privacy/Glazing/Smart Glass) for a total bid amount of \$1,107,200.00. The Architect, Todd Stewart, has reviewed the bid responses and submitted a recommendation letter and certified Bid Tabulation recommending the bid be awarded to the lowest bidder, Stuart Construction, LLC.

Staff is submitting for Commission approval Resolution #2020-21 which gives the Commission the ability at its discretion to choose between capitalization of this project or to pull the funds from prior

year fund balance. This gives the Commission 18 months to execute this option if it so chooses. It will allow the Commission the ability to reimburse the general fund utilizing funds from the General Obligation Warrant fund, Series 2019 for this project in the amount of \$1,500,000.00. The warrant funds can be used for constructing and equipping the renovations of the second floor of the Fairhope Satellite Courthouse.

FINANCIAL IMPACT

Total cost of recommendation: \$1,107,200.00

Budget line item(s) to be used: 51994.5500.00

If this is not a budgeted expenditure, does the recommendation create a need for funding?
N/A

LEGAL IMPACT

Is legal review necessary for this staff recommendation and related documents?
N/A

Reviewed/approved by: N/A

Additional comments: N/A

ADVERTISING REQUIREMENTS

Is advertising required for this recommendation? N/A

If the proof of publication affidavit is not attached, list the reason: N/A

FOLLOW UP IMPLEMENTATION

For time-sensitive follow up, select deadline date for follow up: 11/05/2019

Individual(s) responsible for follow up: Wanda Gautney, Purchasing Director

Action required (list contact persons/addresses if documents are to be mailed or emailed):
Letters to Contractors

Additional instructions/notes: N/A