



Baldwin County Commission

Legislation Text

File #: 20-0659, **Version:** 1

Meeting Type: BCC Regular Meeting

Meeting Date: 2/4/2020

Item Status: New

From: Wanda Gautney, 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

Approve Change Order #1 in the deduct amount of **(\$32,703.02)** with **Stuart Construction, LLC**, Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse located in Fairhope, Alabama and authorize the Chairman to execute Change Order.

BACKGROUND INFORMATION

Previous Commission action/date:

01/15/2019 meeting: Authorized the Purchasing Director to solicit a quote for Architectural services for the design of the completion of 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. 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.

08/06/2019 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.

11/05/2019 meeting: 1) Approved and authorized the Chairman to execute Resolution 2020-2021 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) Awarded 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 authorized 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. /A

Background: The Architect, Todd Stewart is submitting for Commission approval Change Order #1 in the deduct amount of (\$32,703.02) for deleting two glass panels in the State Senate Office (Smart Glass). For the Remaining Storefronts (Typical of 4 locations along west wall) - Offices 217, 218, 220, 221, we propose to remove the "Smart Glass" and install standard storefront glazing and add opaque Film to Glazing for privacy. The overall effect will be similar to the smart glass option for the Economic Development Conference Room, remove "Smart Glass" and add Frameless Glass Wall Panels Surrounding this space. Approximately 39'-0" in length 8'-0" in height. This glass will sit on a 1'-0" high framed knee wall with a soffit furred down to 9'-0" aff. Also, included would be opaque film

from 24" aff to 6'-0" aff. (Similar to Quincy Compressor). The double doors into the conference room will include frameless glass and hinges as well. The overall impact will be equal and represents a significant savings.

The original construction cost is \$1,107,200.00 including Change Order #1 the new cost will be \$1,074,496.98.

FINANCIAL IMPACT

Total cost of recommendation: Savings to the County of (\$32,703.02)

Budget line item(s) to be used: 51944.5500.001

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: 02/04/2020

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

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

Additional instructions/notes: N/A