



# Baldwin County Commission

## Legislation Text

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**File #:** 20-1235, **Version:** 2

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**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 7/7/2020

**Item Status:** New

**From:** Wanda Gautney, Purchasing Director; Architect Todd Stewart, Adams Stewart Architects

**Submitted by:** Wanda Gautney, Purchasing Director

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### **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 Change Order #2 in the amount of \$53,702.76 with Stuart Construction, LLC, for the Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse located in Fairhope, Alabama and authorize the Chairman to execute the Change Order; and
- 2) Authorize the Chairman to execute the Certificate of Substantial Completion for the Interior Build-out of the Second Floor of the Baldwin County Satellite Courthouse project located in Fairhope, Alabama.

### **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 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 2020-21 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) 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.

02/04/2020 meeting: Approved 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. N/A

**Background:** Reason for Replacement Item: Attachments were uploaded with Change Order #2 giving a detailed description for the change order.

The Architect, Todd Stewart is submitting for Commission approval Change Order #2 in the amount of \$53,702.76 and the Certificate of Substantial Completion on the interior build-out of the second floor of the Fairhope Satellite Courthouse. The change order is for some lighting changes due to structural framing conflict, an access panel required on north corridor, change in vinyl base and countertops, adding a work bench on the south side of the Commission Chambers that will be used by the Administrator and County Attorney, adding chair rail in the Commission Conference Room and adding sound proofing materials around the mechanical room to help with the noise in the Commission Conference Room from the chiller.

The original construction cost was \$1,107,200.00. Including Change Order #1 and Change Order #2, the new cost will be \$1,128,199.74.

### **FINANCIAL IMPACT**

**Total cost of recommendation:** \$53,702.76

**Budget line item(s) to be used:** 51994.5500.001

**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:** 07/07/2020

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

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**  
Execute Change Order, Certificate of Substantial Completion and letter to Contractor

**Additional instructions/notes:** N/A