


To: Steve Rapson

From: Ted L. Burgess 

Date: April 26, 2022

Subject: ITB #2063-B: Elections Building Remodel

On April 7, 2021 the county issued Contract #1946-S to Jefferson Browne Gresham Architects, Inc. to repurpose the old Fire Station #4 for Elections Department staff and operations (Attachments 1 & 2).

To hire a general contractor, the Purchasing Department issued Invitation to Bid #2063-B. Notice of the opportunity was emailed to 86 companies. Another 1,695 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity codes 90922 (Building Construction, Non-Residential), 90930 (Building Construction – Not Otherwise Classified), 90961 (Maintenance & Repair – Non-Residential Building), 90963 (Maintenance & Repair, Commercial & Institutional Building), and 90977 (Special Construction). The offer was also advertised through Fayette News, Georgia Local Government Access Marketplace, the county website, and Channel 23.

Five companies submitted bids (Attachment 3). One of the five was allowed to withdraw their bid due to an error in the bid documents. Of the remaining four companies, staff recommends award to the low bidder, K-Team Engineering & Construction, Inc. The recommended award includes the base bid for renovations, plus the three listed alternates. They include an enhanced exterior façade for the Elections side of the building, as well as gutters, fascia, and exterior paint for the Public Defender's side.

The total contract price is \$961,200.00. The project budget has a currently available balance of \$435,138.19. It is requested that \$526,062.00 be transferred from General Fund Project Contingency to fully fund the contract.

Since this is the county's first contract with K-Team, a Contractor's Performance Evaluation is not available. The Purchasing Department checked references, and the response was very positive.

Specifics of the proposed contract are as follows:

<b>Contract Name</b>	2063-B: Elections Building Remodel
<b>Contractor</b>	K-Team Engineering & Construction, Inc.
<b>Not-to-exceed amount</b>	\$961,200.00
<b>Budget:</b>	
Fund	375 Capital Improvement Project
Org Code	37510400 Elections
Object	541210 Other Improvements
Project	201AE Renovation of Vacated Fire Station 4
Available	\$437,606.00 As of 4/12/2022



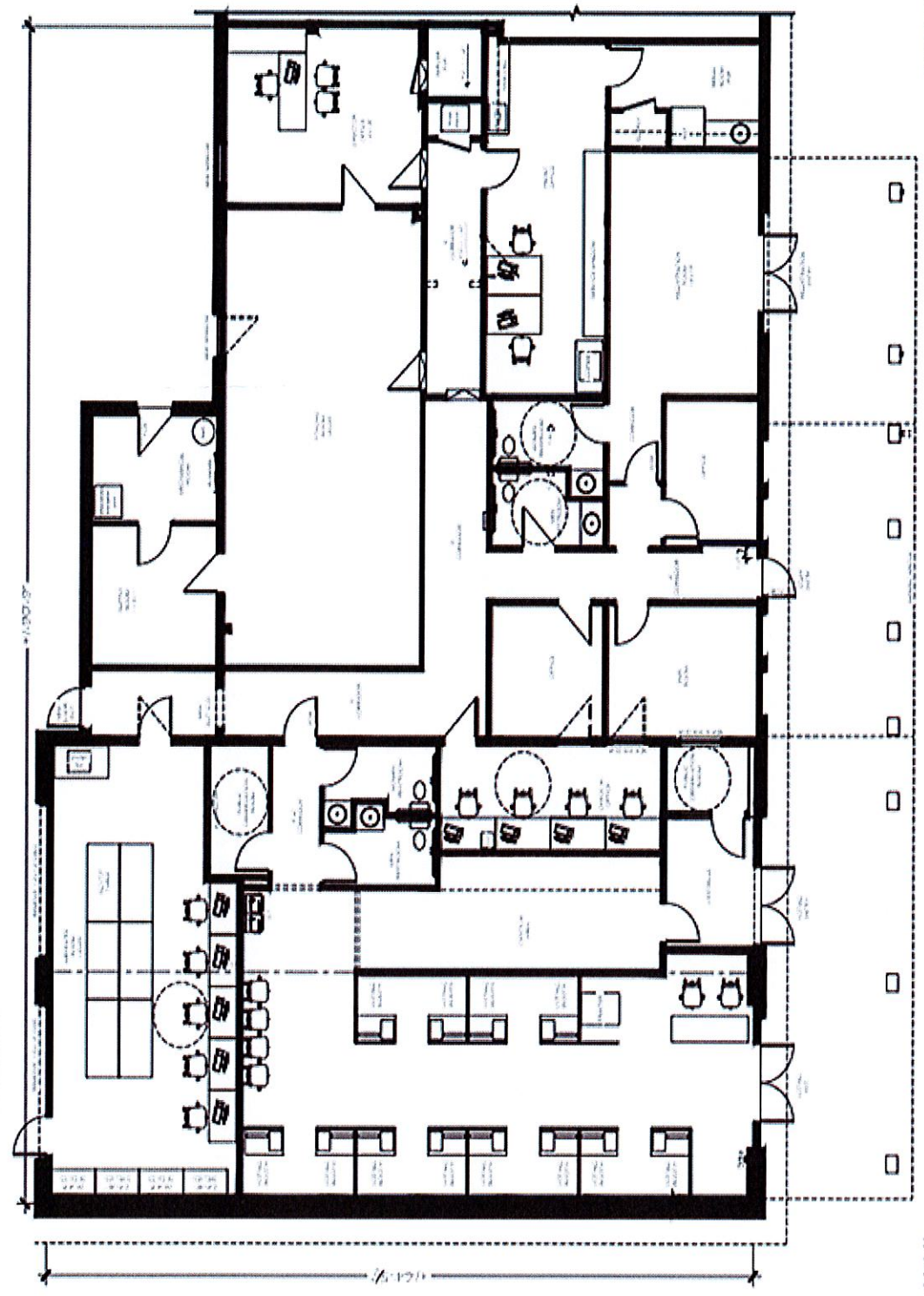
# Proposed Renovation Fire Station #4





# Proposed Elections Floor Plan

JEFFERSON



Invitation to Bid #2063-B  
Elections Building Remodel  
Bids for General Contractor

<u>Company</u>	<u>Base Bid</u>	<u>Alternate #1 Exterior Façade</u>	<u>Alternate #2 Gutters/Facia Public Defender</u>	<u>Alternate #3 Exterior Paint Public Defender</u>	<u>Total Bid</u>
Headley Construction Corporation	1,021,285.00	165,714.00	10,817.00	4,878.00	1,202,694.00
SoCo Contracting Company, Inc.*	922,999.00	142,530.00	17,500.00	7,412.00	1,090,441.00
Striker Contracting, LLC	804,349.00	165,963.00	9,934.00	6,980.00	987,226.00
K-Team Engineering & Construction, Inc.*	818,260.00	131,970.00	5,970.00	5,000.00	961,200.00
Harmon Solutions, LLC	Bid withdrawn - Error in bid documents				

\*Adjustments made to base bids, due to non-substantial summing errors.