

To: Steve Rapson

From: Ted L. Burgess 

Date: July 28, 2022

Subject: Contract 2103-B: Fayette County Sheriff's Office Hewell Road Renovation

The Sheriff's Office is renovating a former residence at 203 Hewell Road, to be used for defensive tactics training and to house driving and firearms simulators. The Purchasing Department issued Invitation to Bid #2103-B to secure a contractor to renovate and convert the property. Notice of the opportunity was sent to 1,506 vendors who had registered on the web-based Georgia Procurement Registry, who had registered under commodity code #90930 (Building Construction, Not Otherwise Classified) and 90924 (Building Construction, Commercial and Institutional). The offer was also advertised through Georgia Local Government Access Marketplace, Channel 23, the Fayette County News, and the County website.

Representatives of eight companies attended a mandatory pre-bid conference at the site. Three of the companies submitted bids (attached).

It is recommended that the contract be awarded to the low bidder, Brewer Construction Group, LLC in the amount of \$507,995.88. Since The county has not previously contracted with Brewer Construction, a Contractor Performance Evaluation is not available. However, the Project Manager contacted three references. The two that responded were highly positive.

While a total of \$1,608,676.60 is available to the Sheriff's Office, Capital Improvement Project (CIP) #21AR1 for the renovation has a current balance of \$488,960.52. It is recommended that \$19,035.36 be transferred from CIP #5565H (Links – Sheriff's Training Center) to CIP #21AR1 (Sheriff Final Buildout) to fully fund the contract. Specifics of the proposed contract are as follows:

Contract Name	#2103-B: FCSO – Hewell Road Renovation	
Contractor	Brewer Construction Group, LLC	
Contract Amount	\$507,995.88	
Budget:		
Fund	375	Capital Improvement Project
Org Code	37530310	Sheriff's Administration
Object	541320	Building & Structures
Project	21AR1	Sheriff Final Buildout
Available	\$507,995.88	After requested transfer

**Invitation to Bid #2103-B
Fayette County Sheriff's Office Hewell Road Renovation**

Project: **FCSO HEWELL ROAD RENOVATION**
 Address: **203 Hewell Road, Jonesboro, GA 20238**
 Square Feet: **3,888sqft**

		Pencor Construction	Striker Contracting, LLC	Brewer Construction Group, LLC
Stipulated Sum Construction Cost				
		Bid Amount	Bid Amount	Bid Amount
PART A: BASE BID				
Section A - General Conditions				
101	Permits (BY OWNER)	\$ -	\$ -	\$ -
102	Mobilization and Field Office	\$ 5,300.00	\$ -	\$ 4,500.00
103	Performance Bond / 100% Material Payment Bond	\$ 16,981.00	\$ -	\$ 15,239.88
104	Project Insurance	\$ 6,962.00	\$ -	\$ 3,642.00
105	Payroll Taxes & Benefits	\$ 11,236.00	\$ -	\$ 16,520.00
106	Job Supervision	\$ 64,236.00	\$ -	\$ 35,260.00
107	Field Eng. / Layout /Construction Staking / Testing	\$ 8,490.00	\$ -	\$ 2,650.00
108	Equipment	\$ 4,770.00	\$ -	\$ 7,000.00
109	Expendables / Job Trailer / Toilets / Misc. Expenses	\$ 8,745.00	\$ -	\$ 11,500.00
110	Construction Utilities (Temporary)	\$ 1,908.00	\$ -	\$ 1,350.00
111	Construction Project Signage Allowance	\$ 530.00	\$ -	\$ 450.00
112	General Clean-up & Disposal	\$ 5,035.00	\$ -	\$ 8,000.00
Sub Total Section A - General Conditions		\$ 134,193.00	\$ 78,871.00*	\$ 106,111.88
Section B - Existing conditions				
201	Site Clearing	\$ 10,470.00	\$ 5,000.00	\$ 2,500.00
202	Landscaping Allowance	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Sub Total Section B - Existing Conditions		\$ 15,470.00	\$ 10,000.00	\$ 7,500.00
Section C - Building Construction				
301	Demolition	\$ 20,533.00	\$ 23,330.00	\$ 15,250.00
302	Concrete	\$ 7,579.00	\$ 3,750.00	\$ 5,620.00
303	Brick Masonry	\$ 11,543.00	\$ 4,200.00	\$ 4,520.00
304a	Steel	\$ -	\$ 21,000.00	\$ 26,520.00
304b	Steel Support Allowance	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
305	Rough Carpentry, Framing, Ply-wood (incl nailers & sheathing)	\$ 114,107.00	\$ 56,584.00	\$ 63,347.00
306	Cabinetry/Millwork	\$ 1,749.00	\$ 1,626.00	\$ 1,275.00
307	Insulation	\$ 4,483.00	\$ -	\$ 4,250.00
308	Metal Roofing Repairs and infil	\$ 35,852.00	\$ 8,000.00	\$ 6,520.00
309	Flashing and Sheet Metal	\$ 1,749.00	\$ -	\$ 520.00
310	Waterproofing	\$ 8,745.00	\$ -	\$ -
311	Cement Board Siding	\$ 42,019.00	\$ -	\$ 27,427.00
312	Caulking and Sealants	\$ 2,915.00	\$ -	\$ 1,200.00
313	Interior Wood Doors & Frames	\$ 5,946.00	\$ 11,080.00	\$ -
314	Hollow Metal Doors & Frames	\$ 4,430.00	\$ 7,615.00	\$ 24,410.00
315	Aluminum Storefront System	\$ -	\$ 12,750.00	\$ -
316	Storefront Windows (glazing and frames)	\$ -	\$ -	\$ -
317	Windows	\$ 6,004.00	\$ 2,825.00	\$ 9,240.00
318	Lighting Fixtures	\$ 9,328.00	\$ -	\$ -
319	Finish Hardware	\$ 15,158.00	\$ -	\$ -
320	Gypsum Wall Board Assemblies	\$ 17,256.00	\$ 112,000.00	\$ 29,250.00
321	Ceiling Assemblies (2x2) & GWB	\$ 12,097.00	\$ -	\$ -
322	Carpet	\$ -	\$ -	\$ -
323	Rubber base, wood base	\$ 1,459.00	\$ 810.00	\$ 8,250.00
324	Porcelain tile	\$ 6,070.00	\$ 11,775.00	\$ 10,100.00
325	Resilient Flooring	\$ 52,135.00	\$ 36,855.00	\$ 37,050.00
326	Paint	\$ 32,531.00	\$ 38,305.00	\$ 15,100.00
327	Fire Extinguishers and Accessories (Allow for Type A-B-C 10 lb.)	\$ 756.00	\$ 375.00	\$ 825.00
328	Toilet Accessories	\$ 583.00	\$ 4,345.00	\$ 5,530.00
329	Specialties, Misc. Items, toilet partitions	\$ 3,348.00	\$ 760.00	\$ -
330	Plumbing	\$ 30,881.00	\$ 39,000.00	\$ 16,500.00
331	HVAC	\$ 50,009.00	\$ 64,250.00	\$ 32,400.00
332	Electrical	\$ 83,952.00	\$ 49,340.00	\$ 35,280.00
333	Misc Finishes	\$ 4,081.00	\$ -	\$ -
Sub Total Section C - Building Construction		\$ 588,798.00	\$ 512,075.00	\$ 381,884.00
Section D - Structural Engineering				
401	Cost for providing Structural Engineering Design	\$ 10,430.00	\$ 2,500.00	\$ 7,500.00
402	Allowance for work associated with Structural Engineering Design	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Sub Total Section D - Structural Engineering Design		\$ 15,430.00	\$ 7,500.00	\$ 12,500.00
Total Stipulated Sum - Base Bid		\$ 753,891.00	\$ 608,446.00	\$ 507,995.88

*Lump Sum provided for Section A