

Board of County Commissioners

Agenda Request

Date of Meeting: May 17, 2010

Date Submitted: May 10, 2010

To: Honorable Chairman and Members of the Board

From: Brent X. Thurmond, Clerk of Court
Benjamin H. Pingree, County Administrator
Grant Slayden, Court Administrator, 2nd Circuit of Florida

Subject: Request Board Approval of Phase One Courthouse Project Bids and GMP Option, and Authorize the Chairman to Execute

Statement of Issue:

This agenda item presents the Board with an update regarding recent activities to maintain the Wakulla County Courthouse facility, and requests Board approval of actions to begin work on the Phase One renovations for this facility in order to sustain safe public access and use of it over the next few decades.

Background:

The responsibility for funding and ensuring the maintenance of the Courthouse facility lies with the BOCC under Florida Statutes and the Constitution of the State. Specifically, Wakulla County is responsible for providing "...reasonable and necessary buildings and office space and appurtenant equipment and furnishings..." and "...for maintaining the facilities in a condition appropriate and safe for the use intended..." for the Court under Article V, section 14, Florida Constitution, and section 29.008 (1)(a) and (c), Florida Statutes.

This agenda item requests further Board approval of Phase One renovations to the existing Courthouse. As approved at the March 1, 2010 Board meeting, our Construction Management firm, Peter R. Brown Construction (PBC), solicited bids from both legal advertising and also a front page article in the Wakulla News, encouraging local subcontractors to bid (Attachment #3). In addition, pre-bid meetings were held on site in the Courthouse, with CM contacting all local subs having expressed interest in the project. Focused and specific efforts were made to notice and accommodate local vendors in obtaining these bids.

Phase One includes only those renovations that are urgently needed to be addressed in order to maintain the safety and integrity of present Courthouse facilities, targeting the replacement and updating of vital and failing key infrastructure components of the Courthouse, updating obsolete systems, bring the building up to current codes, and

increase the efficiency of the building from an energy and resource conservation standpoint.

Phase One does not contain all of the identified and recommended items due to budget constraints (i.e. no addition of sallyport, third courtroom and judges office space, separate and secure prisoner entrance, etc) nor does it contain the exterior work which is being treated separately per Board direction in the March 2010 courthouse agenda item. Phase Two is NOT covered in this agenda item, and is left for future consideration.

The Clerk, Court Administrators and both Judges have urged the Board during this time to start the renovation project as soon as possible. We thank you for your attention to the needs of the judicial branch of government and the residents of this county who depend upon the Courts and this courthouse for access to justice.

Analysis:

In keeping with BOCC direction on phase one, bids have been obtained and are good for a maximum of 40 days, so the clock is ticking for your approval of the awarding of the bids and technically this is the last board meeting before they run out.

The primary option is simple and straight forward, approving a GMP which Peter R. Brown Construction awards bids based on lowest bid, with one local preference exception. Since the construction management firm, Peter Brown Construction, bid the entire construction job out, they are not bound by the County's purchasing policy and have the flexibility to award bids out based upon their own criteria to get the most economical GMP for the project. However, Peter Brown is cognizant of recent discussions of this Board to encourage doing County business locally in Wakulla County. As such, the bids on painting included one sub contractor, while not the lowest bidder has their principal place of business in Wakulla County and that local firm is included with their recommended bid list. The lowest bidder was Color Factory whose bid was \$71,263.00, and they are located in Naples, FL. Wakulla Painting was the second lowest bidder and their bid was \$74,474.00. The total difference in the bids were 4.5%.

Phase One's costs will require a capital outlay as designed of \$2,243,324 (see attachment 1). This project and the low bidders therein currently provide jobs to 46 employees who reside in Wakulla County. We are pleased to share these figures with you regarding the local impact of this job as presented.

This job has come in below the budget estimate from previous BOCC agenda item. The total cost above is \$ 284,897 less than original estimates for this work (which were \$ 2,528,221). This lower cost has been the result in part of downsizing certain elements of the project to include only phase one and does not include all capacity added to accommodate any future addition (phase two) and also in part because of "sharpening the pencil" as requested by the BOCC.

Note the financing covered in earlier agenda items would provide adequate financing for this project. Proposals for financing terms were solicited from all four local banks in Wakulla and with all other “regional/national” banks that have shown past interest in financing projects. This information, along with a execution of a “Notice to Proceed” to our CM will be on the agenda for the June 7, 2010 BOCC meeting.

Requested Board Actions (Summary):

We ask the board to approve Phase One Wakulla County Courthouse bid package by PBC (see attachment 1), approve the GMP option from PBC based on these bids, and approve GMP documents to be signed by Chairman (see attachment 2).

Message From Clerk Thurmond:

I want to thank the Board for their work in proceeding forward with this state mandated and mission critical facility maintenance project. Please keep in mind significant expense to add on or renovate existing space for the required third courtroom which will arise in the next couple of years. Be mindful of how tapped out our public building resources are as you continue to budget and program county infrastructure monies to meet infrastructure needs for the foreseeable future.

I look forward to working with you as you salvage this critical county facility before basic maintenance costs and future maintenance requirements become even higher than they are today.

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Options:

1. Approve the Phase One Courthouse Project Bids and GMP Option, and Authorize the Chairman to execute.
2. Do not approve Phase One Courthouse Project Bids and/or GMP Option, and do not authorize the Chairman to execute.
3. Board direction.

Recommendation:

Option #1

Attachment(s):

1. Bid approval list and GMP total
2. GMP agreement
3. March 1, 2010 Agenda Item