

# COUNTY COUNCIL OF BEAUFORT COUNTY

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CLERK TO COUNCIL

## AGENDA PUBLIC FACILITIES COMMITTEE

Monday, April 9, 2012  
3:30 p.m.  
Executive Conference Room  
Administration Building

### Committee Members:

Herbert Glaze, Chairman  
Steven Baer, Vice Chairman  
Gerald Dawson  
Brian Flewelling  
William McBride  
Jerry Stewart

### Staff Support:

Rob McFee, Division Director

1. CALL TO ORDER – 3:30 p.m.
2. RENOVATIONS TO THE BEAUFORT COUNTY GOVERNMENT COMPLEX /  
COURTHOUSE AND DETENTION CENTER ([backup](#))
3. ADJOURNMENT

A quorum of Council may be in attendance at all Committee meetings.  
Please silence your cell phone during the meeting.



**COUNTY COUNCIL OF BEAUFORT COUNTY  
ENGINEERING AND INFRASTRUCTURE DIVISION**

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Phone: (843) 255-2730 Fax: (843) 255-9420

**TO:** Councilman Herbert N. Glaze, Chairman, Public Facilities Committee

**VIA:** Gary Kubic, County Administrator  
Bryan Hill, Deputy Administrator  
David Starkey, Chief Financial Officer  
Dave Thomas, Purchasing Director  
Monica Spells, Compliance Officer

**FROM:** Robert McFee, Director of Engineering & Infrastructure

**SUBJ:** **RENOVATIONS TO THE BEAUFORT COUNTY GOVERNMENT COMPLEX  
RFP #2912/110327**

**DATE:** April 2, 2012

**Background.** During March 2011, Beaufort County advertised a Request for Qualifications (RFQ) in order to pre-qualify contractors who would then be eligible to submit bid proposals for the subject renovations. The project evaluation committee consisted of Mark Roseneau, Director of Public Facilities, Larry Beckler, Deputy Director of Public Facilities, Dave Thomas, Procurement Director, Monica Spells, Compliance Officer, Myles Glick and Andrew Wilson of Glick Boehm Architecture. The evaluation committee reviewed eleven qualification packets and selected eight firms for interviews. After the interviews, the following six firms were pre-qualified and selected to submit bids: Fraser Construction, M.B. Kahn Construction Company, Hightower Construction Company, H.G. Reynolds Company, Mashburn Construction Company, and Thompson Turner Construction.

Beaufort County received one bid from Fraser Construction on September 22, 2011. The following is the contractors pricing information total and by site:

<u>Contractor</u>	<u>Address</u>	<u>Total Bid</u>
Fraser Construction	12B Arley Way, Bluffton, SC	\$18,016,500
<b>Cost per site:</b>		
Courthouse	\$13,430,500	
Administrative Building	3,985,730	
Detention Center	601,000	
Total	\$18,017,230	

**SUBJ: RENOVATIONS TO THE BEAUFORT COUNTY GOVERNMENT COMPLEX**

Courthouse renovations involves the removal of the existing exterior insulation finish system (EIFS) and replacing it with a new wall cladding consisting of masonry brick veneer, three-coat stucco and cast stone elements. The removal and replacement of the existing roof will be accomplished with a new standing seam zinc metal roof and modified bitumen “flat” roofing system. All exterior doors and windows will be replaced as well. The existing main building entry will be enclosed, adding approximately 3,000 SF to the existing lobby. The existing rear balcony will be enclosed to provide an additional 2,200 SF of office space, with about 6,000 SF of existing office space being completely renovated for a total of 8,800 SF of new and existing offices.

Fraser Construction’s bid was considered responsive to the bid requirements and was found to be reasonable.

County staff and the Architects met with Fraser Construction and negotiated a final contract price and schedule. Based on funds available, staff is recommending proceeding with the renovations to the Courthouse. Total cost for the Courthouse renovations are \$13,430,500. The estimated time to complete the project is 540 days from the notice to proceed.

**Project Funding Information.** Funding for this project will be from Account #11440-54426 with a current balance of \$5,312,052. Upon completion of the St. Helena Library an additional \$5,000,000 will be added to that figure. The estimated balance will be \$10,312,052. The remainder will need to be borrowed.

**Recommendation.** It is recommended that the Public Facilities Committee approve and recommend to County Council award of a construction contract to Fraser Construction Company in the amount of \$13,430,500 for the renovations to Beaufort County Courthouse with the budget funding source listed above.

JRMjr/mjh

Attachment: 1) Program Cost Listing

## **Courthouse Renovations Program Costs Beyond Construction Contract**

<b>ITEM/DESCRIPTION</b>	<b>COST</b>
<b>IT</b>	<b>\$ 45,000</b>
<b>Security Systems</b>	<b>\$ 155,000</b>
<b>FF&amp;E</b>	<b>\$ 35,000</b>
<b>Special Inspections</b>	<b>\$ 22,000</b>
<b>TOTAL</b>	<b>\$ 257,000</b>