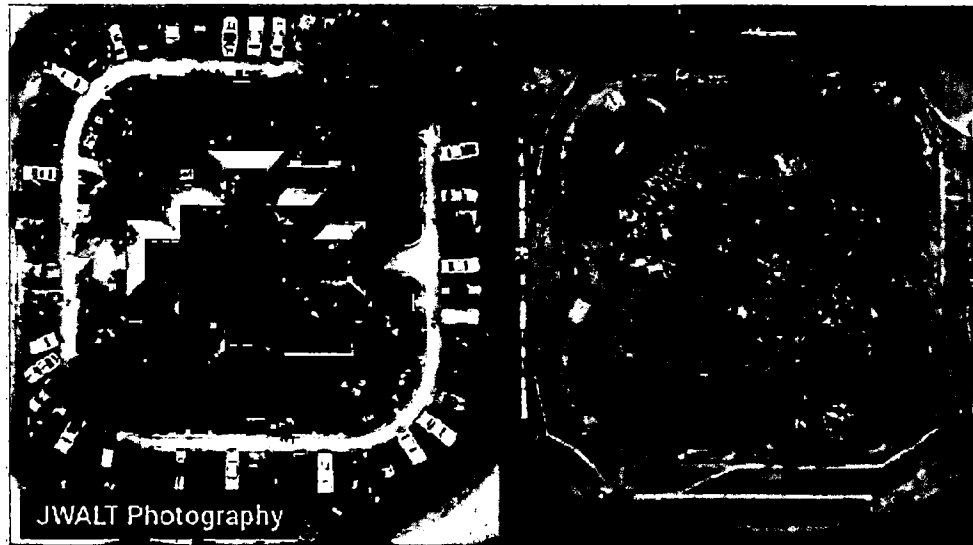


# Courthouse Planning & Construction Updates

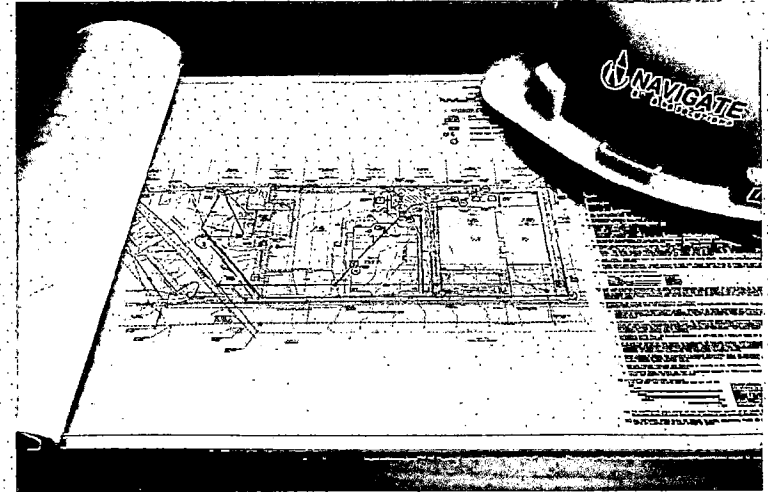
August 18<sup>th</sup>, 2020



 **Franklin County**  
★ Where History and Progress Meet

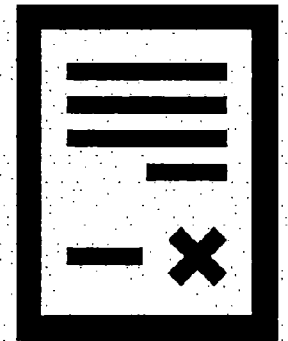
 **Franklin County Government**

- 1) Project Progress (April – August 2020)
- 2) Review Contractor Bidding Process
- 3) Present Current Budget and Updates
- 4) Review Bid Alternates
- 5) Review Schedule & Outstanding Procurement Activities
- 6) Discuss Next Steps
  - 4) Approval of Construction Contract to Fager McGee
  - 5) Approval of Materials Testing Contract to Holcomb Engineering



### Existing Courthouse & Logistics

- Abatement was awarded to Wellington Environmental as low bidder in May and all activities were completed by July 3, 2020.
- Demolition was awarded to S. Shafer Excavating as the low bidder in July.
- The County purchased and installed the concrete jersey barriers and traffic control requirements per IDOT in early August.
- The County approved a lease agreement to provide temporary contractor parking for the duration of the construction project.
- Demolition began on Monday, August 10<sup>th</sup> and is scheduled for completion by August 21<sup>st</sup>.



## New Courthouse General Contractor Bidding

- Bid documents .....June 30, 2020
- Pre-bid meeting.....July 14, 2020
- General Contractor bids received.....July 30, 2020
  
- (6) Bids received for General Construction, (5) bids under budget of \$13,849,765
  - Base bid includes unforeseen conditions and scope coordination allowance to be used at County’s discretion
  - Bids include (3) bid alternates
  - Bids requested contractual duration for achieving Substantial Completion in calendar days
  
- ICS bid considered non-responsive as a result of No Bid on Alternate #1.
  
- Fager McGee, K&S Associates and River City Construction selected for pre-award interviews, held on August 5, 2020

**Construction Budget: \$13,849,765**

BIDDER	BASE BID (Including Allowances)	BID SCHEDULE (CALENDAR DAYS)	Marble Base & Wainscot	Bullet Resistant Panels - County Board Dais	Cast Stone ILO Limestone Veneer
			ALT	ALT	ALT
			NO. 1	NO. 2	NO. 3
ICS (St. Louis, MO)	\$12,432,000	500	No Bid (Non-Responsive)	\$4,000	\$16,000
Poettker (Breese, IL)	\$13,504,000	473	\$266,000	\$6,000	\$17,000
K&S Associates (St. Louis, MO)	\$13,195,000	700	\$258,000	\$3,000	\$32,000
Fager McGee (Murphysboro, IL)	\$12,515,000	510	\$115,000	\$4,000	\$13,000
River City Construction (Benton/Peoria, IL)	\$13,303,000	510	\$269,000	\$6,000	\$8,500
Grunloh Construction (Effingham, IL)	\$14,529,000	520	\$270,000	\$20,000	\$60,000

## GENERAL CONTRACTOR RECOMMENDATION

- Navigate and WBA, in partnership with the County, recommend to award the construction contract to Fager McGee Commercial Contractors as the lowest, qualified bidder:
  - Base Bid plus acceptance of Alternates #1 and #2
  - Team is primarily local.
  - Has familiarity with their sub-contractors and previous working relationships.
  - Has successfully completed projects in past with WBA.

- Base Bid    \$12,515,000
- Alt #1     \$115,000
- Alt #2     \$4,000
- Total Pending Awarded Contract \$12,634,000



**\$1,215,765  
UNDER BUDGET**

- Bid Duration – 17 months from Notice to Proceed (includes all risk for weather)

# TOTAL PROGRAM BUDGET UPDATES

	3-30-20 50% CD Estimate	Updated 8-12-20 Post GC Bid	Variance
<b>A. Construction Contracts</b>			
1. Campbell Building Construction	\$ 1,590,000	\$ 1,531,946	
2. Demolition of Old Courthouse	\$ 300,000	\$ 119,000	
3. New Courthouse Construction	\$ 13,849,765	\$ 12,634,000	
4. Construction Contingency 10.0%	\$ 1,384,977	\$ 631,700	
<b>Sub-Total</b>	<b>\$ 17,124,742</b>	<b>\$ 14,916,646</b>	<b>\$ (2,208,096)</b>
<b>B. Special Construction</b>			
<b>Sub-Total</b>	<b>\$ 65,000</b>	<b>\$ 213,140</b>	<b>\$ 148,140</b>
<b>C. Furniture &amp; Fixtures</b>			
<b>Sub-Total</b>	<b>\$ 921,817</b>	<b>\$ 861,817</b>	<b>\$ (60,000)</b>
<b>D. Professional Services</b>			
<b>Sub-Total</b>	<b>\$ 1,798,636</b>	<b>\$ 1,853,136</b>	<b>\$ 54,500</b>
<b>E. Technology</b>			
<b>Sub-Total</b>	<b>\$ 290,000</b>	<b>\$ 290,000</b>	<b>\$ -</b>
<b>F. Land Acquisition</b>			
<b>Sub-Total</b>	<b>\$ 20,000</b>	<b>\$ 14,400</b>	<b>\$ (5,600)</b>
<b>G. Financing</b>			
<b>Sub-Total</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>
<b>H. Miscellaneous Costs</b>			
<b>Sub-Total</b>	<b>\$ 24,500</b>	<b>\$ 93,158</b>	<b>\$ 68,658</b>
<b>Sub-Total of A - H</b>	<b>\$ 20,494,695</b>	<b>\$ 18,492,297</b>	<b>\$ (2,002,398)</b>
Owner/Design Contingency	\$ 300,000	\$ -	\$ (300,000)
<b>OWNER'S PROGRAM BUDGET</b>	<b>\$ 20,794,695</b>	<b>\$ 18,492,297</b>	
<b>OVER/(UNDER)</b>		<b>\$ 2,302,398</b>	

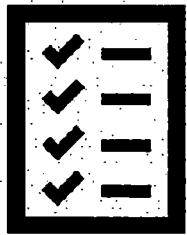
## Key Updates

- 1) Finalized costs associated with Campbell Building construction
- 2) Bid Abatement and Demolition – Combined 10% under budget
- 3) Bid General Construction Cost and Schedule – Base bid 10% under budget
- 4) Reduced Construction Contingency from 10% to 5%

- Reduced furniture budget by value of High Density Storage purchased with GC contract
- Increased prof services to match construction durations established by the bid process
- Executed Lease for Contractor Parking
- Purchased Traffic Control, Updated Utility Connection Costs
- Reduced Design Contingency

## BUDGET SUMMARY & OPEN PROCUREMENT

- Franklin County established total program budget at ~\$20.8 million
- Current total project cost estimated at \$18,492,297



- Abatement
- Demolition
- General Construction
- Materials Testing & Inspections
- Professional Services



**\$2.3 million  
UNDER BUDGET**

## Contracts Remaining to Procure

- Furnishings, Fixtures, and Equipment
  - Specifications & performance criteria to be developed by WBA for competitive bidding beginning in Fall 2020
- IT Networking Infrastructure/Phones/Computers



Obtain the County Board's approval to proceed with Contract to Fager McGee and Holcomb Engineering	August 18, 2020
Issue Contractor Notice to Proceed & Contracts	August 19, 2020
Courthouse Demolition Complete	August 21, 2020
Contract Executed including P&P Bond, Insurance, PLA	September 1, 2020
Pre-Construction Kick Off Meeting	~September 1, 2020
Anticipated Contractor Mobilization	September 21, 2020

## SCHEDULE UPDATES & NEXT STEPS

Contractor Submittals /  
Materials & Finish Selection Process

September – December 2020

Construction Substantial Completion  
\*510 calendar days from NTP

January 11, 2022\*

Owner Installation of FFE

January – February 2022

Owner Occupancy & Final Completion

March 2022



**THANK YOU  
QUESTIONS & ANSWERS**