

August 2, 2024

Richard Johnson, P.E.
City Engineer
City of Fairhope
161 North Section Street
Fairhope, AL 36532

RE: Bid No. 24-053-2024-PWI-010 John Martin Nature Center

Richard,
As the architect of record for the John Martin Nature, I attended the bid opening pm August 1, 2024 and offer the following summary and recommendations. Bids were received from the following 3 contractors by the deadline on August 1, 2024.

Dyas Construction Management LLC
J Payne Organization, LLC
Klarman and Day General Contractors LLC

The bid tabulation is attached below. Bid Alternate #1 was for a screened porch addition and Bid Alternate #2 was for standing seam metal roofing in lieu of asphalt shingle roofing.

General Contractor	Base Bid	Bid Alternate #1	Bid Alternate #2
Dyas Construction Management LLC	\$862,235.47	\$35,000	\$20,000
J. Payne Organization LLC	\$826,200.00	\$26,300	\$78,800
Klarman and Day General Contractors LLC	\$1,140,242.00	\$98,200	\$55,000

All bids were complete, including the required bonds, grant funded items checklist and acknowledgement of addenda. J.Payne did not include three quotes for two of the grant funded items in their bid form, but based on the grant requirements, that could be addressed after award.

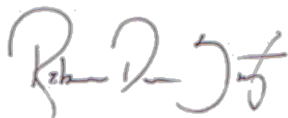
The base bids from J.Payne Organization and Dyas Construction Management LLC are within 5% of each other, which gives us some confidence in the accuracy of the bids. However the bids for add alternate #2 are unbalanced. Since the standing seam metal roof is not essential to the use and function of the Nature Center, we recommend removing Bid Alternate #3 from consideration.

The numbers for the Base Bid and Bid Alternate #1 are still well outside of FY2024 + the requested FY2025 Budgets. However, the building includes 5,558 SF total area under roof. There are significant cost drivers associated with rehabilitating and upgrading the overall building envelope, including a fire sprinkler system, reinforcement of the load path, and HVAC replacement. Based on what we are seeing with similar projects in this region, we feel that the overall investment would yield a good value to the city, and will serve the new park well, with room for future expansion within the envelope.

It may be possible to seek out cost savings with the GC who is awarded the contract, but that kind of value engineer effort rarely results in cost savings greater than 10%. There's a consensus among the team that a rebid would likely result in the same or potentially higher costs.

Considering the above information, we respectfully recommend that the City of Fairhope award this project to J. Payne Organization LLC, for the low bid amount of \$826,200, and accept Add Alternate #1 for \$26,300.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rebecca Dunn Bryant', written in a cursive style.

Rebecca Dunn Bryant, AIA
Principal

WATERSHED LLC