

Agenda Item Summary

Item No. 10a4

Council Meeting Date

October 1, 2024

Department

Engineering Services

Submitted By

Alison Frazier

Agenda Section

Resolutions

Name and address of person(s) or business(es) this item affects:

W.W. Compton Contractor LLC
Paul Gordon
1632 Slade Ct
Auburn, AL 36830

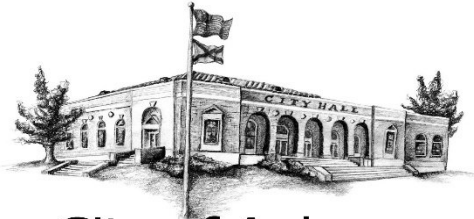
Description of item under consideration

Resolution authorizing the City Manager to execute a contract with the lowest responsible bidder, W.W. Compton Contractor LLC, in the amount of \$17,104,000 for the cost of labor, equipment, and material necessary to complete the Boykin-Donahue Campus Project. The project will consist of the demolition of the existing Public Works, Environmental Services, and Fleet facilities; construction of a new library, parking lot, playfield, multi-purpose trail, splash pad, new Recycling Center; and widening of Donahue Drive to accommodate left and right turn lanes into these new facilities. This item was postponed at the September 17, 2024, City Council meeting.

Why is Council action needed?

Section 11-45-2(c) of the Code of Alabama requires City Council to approve a resolution to award contracts where bids are received. Sealed bids are required for all public works contracts in excess of \$100,000 per Section 39-2-2 of the Code of Alabama.

Is this a budgeted item?: Yes



City of Auburn
Home of Auburn University

MEMORANDUM

To: Megan McGowen Crouch, City Manager

Through: B. Scott Cummings, Development Services Executive Director

From: Alison Boykins Frazier, Engineering Services Director/City Engineer

Subject: Boykin-Donahue Campus Project

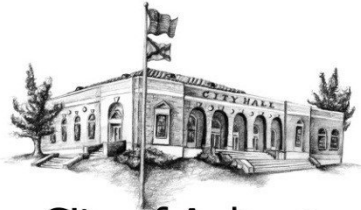
Date: October 1, 2024

We solicited bids from area contractors for the cost of labor, equipment, and material necessary to complete the Boykin-Donahue Campus Project. The following bids were received:

CONTRACTOR	BID PRICE
W.W. Compton Contractor LLC Auburn, AL	\$17,104,000
Beasley Construction Services Auburn, AL	\$17,862,000
Whatley Construction, LLC Auburn, AL	\$18,562,500
Stone Building, LLC Vestavia Hills, AL	\$18,798,804
Bear Brothers, Inc. Montgomery, AL	\$19,520,800

The project will consist of the demolition of the existing Public Works, Environmental Services, and Fleet facilities; construction of a new library, parking lot, play-field, multi-purpose trail, splash pad, relocation of the Recycling Center; and widening of Donahue Drive to accommodate left and right turn lanes into these new facilities.

I recommend awarding the contract for the project to W.W. Compton Contractor LLC for \$17,104,000.



City of Auburn
Home of Auburn University

MEMORANDUM

To: Mayor and City Council

From: Megan McGowen Crouch, City Manager

Date: September 12, 2024

Subject: Boykin-Donahue Campus – Cultural Center Additive Alternate

During the Mid-Biennium budget presentation last August, the City Council discussed the Boykin-Donahue Campus project. One component of the proposed project is a 2,050 square foot Cultural Center that was born out of the idea to locate a replica Rosenwald School in Auburn.

The Council discussed that the estimated cost to construct the Cultural Center was \$1 million and at that time there was a possibility that some private companies might step up and assist with the construction of the Cultural Center. It was also the desire of the Council that the Cultural Center would be bid as an additive alternate to the Boykin-Donahue campus so the Council would know its specific cost if the City could not get assistance from the private sector.

Since last summer, several private companies have looked at the Cultural Center plans, but due to the commercial nature of the structure and the accompanying International Building Code requirements, it wasn't feasible for them to participate. Therefore, the Boykin-Donahue Campus Project was bid, and the cost of the Cultural Center additive alternate came in at \$1.13 million.

It is important to note that the base bid for the Boykin-Donahue campus came in at \$17.104 million which is approximately \$8.023 million under the budgeted amount.

The resolution accompanying this agenda item is written to accept the base bid in the amount of \$17.104 million. The City Council has the option to amend the attached resolution to add the Cultural Center if any Council member desires to do so. Once a motion to approve the Boykin-Donahue Campus bid has been made and seconded, a motion to amend is in order and can be accomplished by stating the following:

I move to amend the resolution to include Additive Alternate 1 for the Cultural Center bringing the total bid award amount to \$18,234,000 plus a 10% contingency of \$1,823,400 for unforeseen circumstances.

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Auburn recognizes that it is in the best interest of the City of Auburn to construct the Boykin-Donahue Campus Project; and

WHEREAS, the City Council of the City of Auburn solicited sealed bids as required under Alabama Law; and

WHEREAS, sealed bids were opened on September 5, 2024, and W.W. Compton Contractor LLC was the lowest responsible bidder meeting the specifications for the Boykin-Donahue Campus Project with a bid of \$17,104,000; and

WHEREAS, the City of Auburn requests a contract agreement with W.W. Compton Contractor LLC for \$17,104,000 for the Boykin-Donahue Campus Project.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Auburn, Alabama, does hereby authorize the City Manager to execute a contract agreement with W.W. Compton Contractor LLC for the Boykin-Donahue Campus Project for \$17,104,000 and further authorizes up to ten percent (10%) of the contract amount (\$1,710,400) as contingency to be used for unforeseen conditions.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 1st day of October 2024.

Mayor

ATTEST:

City Manager

SECTION 00 4301
BID FORM SUPPLEMENTS COVER
SHEET

PARTICULARS

TO (OWNER): City of Auburn

OWNER'S PROJECT NUMBER: DAI 3965.01

PROJECT: 2216 BOYKIN-DONAHUE PARK & SPLASH PAD

3965.01 DATE: 9/5/24

SUBMITTED BY: (BIDDER TO INSERT FULL NAME AND ADDRESS)

W.W. Compton Contractor LLC

Paul Gordon

1632 Slade Ct

Auburn, AL 36830

In accordance with Section 00 2113 - Instructions to Bidders and Section 00 4100 - Bid Form - , we include the Supplements To Bid Form listed below. The information provided shall be considered an integral part of the Bid Form.

SUPPLEMENTS TO BID FORM

00 4102 - Non Collusion Affidavit

00 4313 - Proposal Bond.

00 4102.13 - Attachment A to Bid Form: Allowances and Unit Prices.

00 4102.16 - Attachment B to Bid Form: Sales Tax.

00 4546.13 - Disclosure Statement - Act 2001 - 955.

SIGNATURE(S)

THE CORPORATE SEAL OF

W.W. Compton Contractor LLC

(Bidder please print the full name of your Proprietorship, Partnership, or Corporation)

WAS HEREUNTO AFFIXED IN THE PRESENCE OF:

Paul Gordon Owner / Vice President
(Authorized signing officer Title)

(SEAL)

(Authorized signing officer Title)

(SEAL)

END OF SECTION

BID FORM

TO: **The City of Auburn**, Auburn, Alabama, hereinafter called the Owner
Date: 9/5/24

In compliance with the Invitation to Bid and subject to all the conditions thereof, the undersigned
W. W. Compton Contractor LLC
(Legal Name of Bidder)

hereby proposes to furnish all labor and materials and perform all work required for the construction of
WORK: Boykin-Donahue Campus

in accordance with Drawings and Specifications, dated July 12, 2024, prepared by
Davis Architects, Inc., McMillan Pazdan Smith Architecture, and Foresite Group, Architect/Engineer.

The Bidder, which is organized and existing under the laws of the State of Alabama,
having its principal offices in the City of Auburn,
is: a Corporation a Partnership an individual (other) LLC.

LISTING OF PARTNERS OR OFFICERS: If Bidder is a Partnership, list all partners and their addresses; if
Bidder is a Corporation, list the names, titles, and business addresses of its officers:
Julie Gordon - President - 1632 Slade Ct., Auburn AL, 36830
Paul Gordon - Vice President - 1632 Slade Ct., Auburn AL, 36830

BIDDER'S REPRESENTATION: The Bidder declares that it has examined the site of the Work, having
become fully informed regarding all pertinent conditions, and that it has examined the Drawings and
Specifications (including all Addenda received) for the Work and the other Bid and Contract Documents
relative thereto, and that it has satisfied itself relative to the Work to be performed.

ADDENDA: The Bidder acknowledges receipt of Addenda Nos. 1 through 3 inclusively.

BASE BID: For construction complete as shown and specified, the sum of Seventeen Million
One Hundred Four Thousand Dollars (\$ 17,104,000)

BASE BID DETAIL: Please provide the following costs per component of the project for informational
purposes. The project will be awarded as a single contract.

• Library	\$ <u>8,372,000</u>
• Recycling Center	\$ <u>693,000</u>
• Splashpad Allowance	\$ <u>850,000.00</u>
• Splashpad Restroom Building/Arbor	\$ <u>1,139,000</u>
• Site & Utilities to 5' Outside of Each Building	\$ <u>6,050,000</u>
Total Base Bid	\$ <u>17,104,000</u>

Attach Section 004102.13 – Bid Proposal Form Attachment "A" to this Bid Proposal Form.

ALTERNATES: If alternates as set forth in the Bid Documents are accepted, the following adjustments are to
be made to the Base Bid: Alternates are further described in Section 01 2300.

For Alternate No. 1 Cultural Arts Center (Include water & sewer to 5' outside of building & power from
transformer).....add \$ 1,130,000

president, vice-president, or secretary of the Corporation, attach written authority to bind the Bidder. Any modification to a bid shall be over the initials of the person signing the bid, or of an authorized representative.

- END OF PROPOSAL FORM -

**SECTION 00 4102.13
 ATTACHMENT 'A' TO PROPOSAL FORM
 Allowances and Unit Prices
 Boykin-Donahue Campus**

STATED ALLOWANCE AND UNIT PRICES

The following items of work are anticipated during construction of this contract; however the exact quantity of each work item may not be determinable prior to bidding. The Contractor, shall therefore, include in his Lump Sum Base and / or Alternates Bid (as applicable), an allowance for the following items in the quantities indicated: Allowance Unit Prices include all charges for labor, materials and equipment, shoring, layout, supervision (field and home office), general expenses, taxes, insurances, overhead and profit, but not limited to, for accomplishment of the Allowance item(s). Where quantities of same items of work are defined and are quantified in the bid documents, the allowance quantities indicated hereinafter shall be in addition to those which are indicated. (Example: If the site grading plan indicates new and existing grades, the bidder shall compute the quantity of earthwork required and include that quantity of work in the bid the same as if no "allowance quantity were specified. If an additional allowance quantity of earthwork is stipulated, that stipulated allowance quantity of work shall also be included in addition to the quantity computed from the bidders earthwork "takeoff").

The following Unit Prices Quoted are for increases or decreases in the quantities included in the Lump Sum Base and/or Alternate Bids. These Unit Prices include all charges for labor, materials and equipment, fee, layout, supervision (field and home office), general expenses, taxes, insurances, overhead and profit, but not limited to, for accomplishment of the Unit Price item(s).

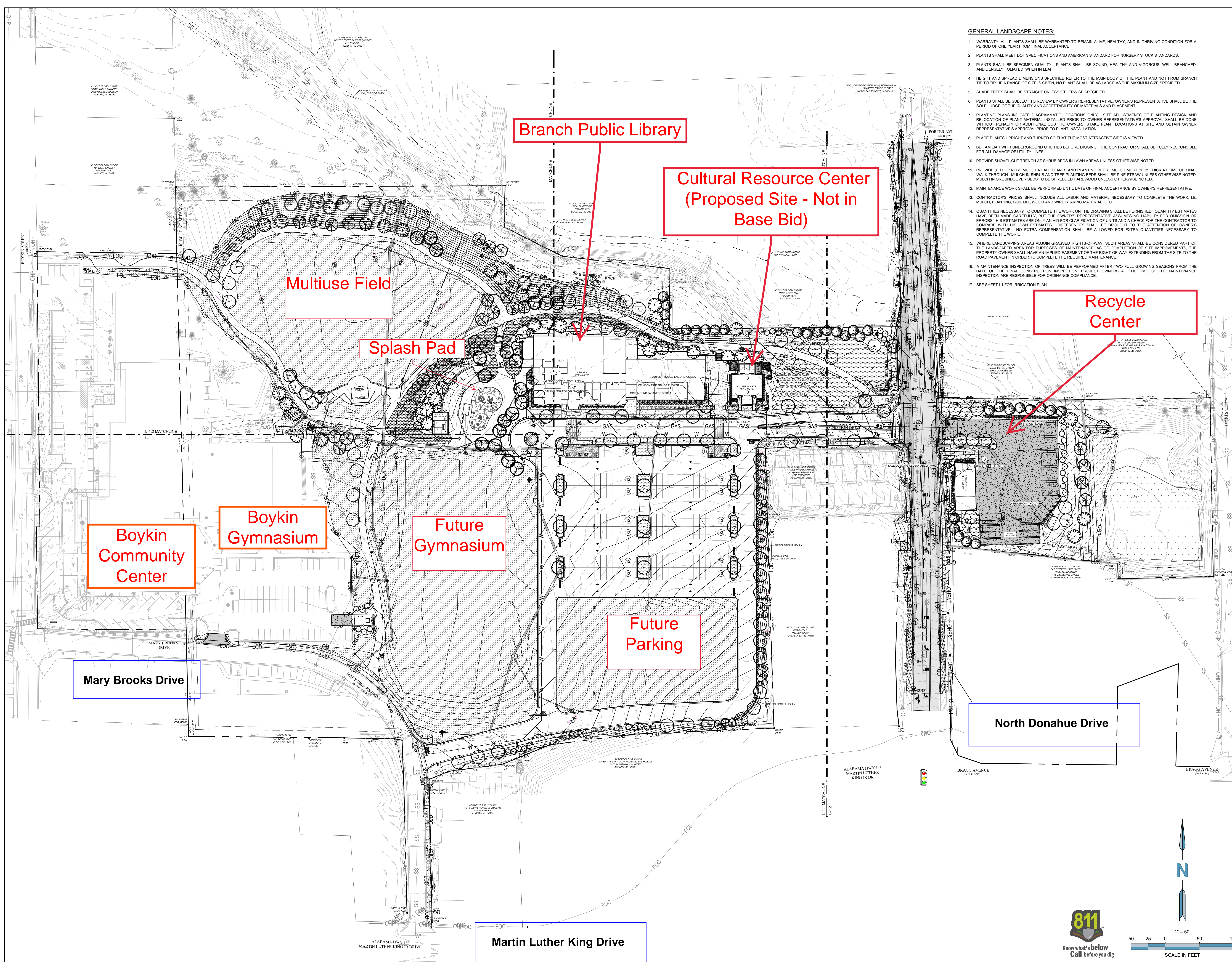
Clarification Note: The Unit Prices quoted by the Contractor shall apply to increases (additive change orders) and to decreases (deductive change orders). This requirement shall supplement the requirements of the General Conditions, and Instructions to Bidders. Changes in the contract amount which are computed using the Stated Allowances and Unit Prices shall be figured at the same unit price whether additive or deductive.

<u>ITEM</u>	<u>ALLOWANCE QUANTITY</u>	<u>ALLOWANCE UNIT PRICE</u>	<u>TOTAL</u>
Unit Price 1 / Allowance #1 Removal and Replacement of Contaminated Soils	500 cubic yards	\$70.00 /cy	\$35,000 ⁰⁰
Unit Price 2 / Allowance #2: Import Fill	500 cubic yards	\$9.50 /cy	\$4,750 ⁰⁰
Unit Price 3 / Allowance #3: Removal and Replacement of Unsuitable Soils	25,000 cubic yards	\$8.00 /cy	\$200,000 ⁰⁰
Unit Price 4 / Allowance #4: Structural Fill	25,000 cubic yards	\$8.00 /cy	\$200,000 ⁰⁰
Unit Price 5 / Allowance #5: #1 Stone	1,000 tons	\$39.00 /TN	\$39,000 ⁰⁰

<u>ITEM</u>	<u>ALLOWANCE QUANTITY</u>	<u>ALLOWANCE UNIT PRICE</u>	<u>TOTAL</u>
Unit Price 6 / Allowance #6: #4 Stone	1,000 tons	\$39.00 / TN	\$ 39,000 ⁰⁰
Allowance #7: Splash pad	1	\$850,000.00	\$850,000.00
Allowance #8: Signage	1	\$200,000.00	\$200,000.00
Unit Price 7 / Allowance #9: #3 Stone	1,000 tons	\$39.00 / TN	\$ 39,000 ⁰⁰
Unit Price 8 / Allowance #10: Mass Rock	1,000 cubic yards	\$32.00 / CY	\$ 32,000 ⁰⁰
Unit Price 9 / Allowance #11: Trench Rock	1,000 cubic yards	\$65.00 / CY	\$ 65,000 ⁰⁰

END OF SECTION

Boykin Campus Development



Branch Public Library

Cultural Resource Center
(Proposed Site - Not in Base Bid)

Multiuse Field

Splash Pad

Recycle Center

Boykin Community Center

Boykin Gymnasium

Future Gymnasium

Future Parking

North Donahue Drive

Martin Luther King Drive

GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE FINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERROR. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
17. SEE SHEET L-1 FOR IRRIGATION PLAN.

FORESITE group
ENGINEER

ForeSite Group, LLC
2138 Moore Hill Rd.
Suite C
Auburn, AL 36830

9 | 334.887.6054
1 | 334.887.6054
www.foresitegroup.net

CITY OF AUBURN
DEVELOPMENT SERVICES

181 NORTH HOSS ST.
AUBURN, AL 36832
(334) 501-3007
BRYAN P. WOOD

DEVELOPER

BOYKIN CAMPUS DEVELOPMENT

353 N DONAHUE DR
AUBURN, AL 36832

SECTION 30, TOWNSHIP 19 N, RANGE 26 E

PROJECT:

SEAL:

2/27/23

REVISIONS	DATE
SCHEMATIC DESIGN	03/24/2022
DESIGN DEVELOPMENT	08/08/2022
95% PRICING DOCUMENTS	11/11/2022
100% CONSTRUCTION DOCUMENTS	03/29/2023

PROJECT MANAGER: JMB
DRAWING BY: JMR
JURISDICTION: AUBURN, AL
DATE: 03/24/2022
SCALE: 1" = 50'
TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER: **L-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 063.015

811
Know what's below
Call before you dig

1" = 50'
SCALE IN FEET



BOYKIN-DONAHUE LIBRARY

Boykin-Donahue
LIBRARY









BOYKIN-DONAHUE LIBRARY

Boykin - Donahue
LIBRARY







City of Auburn
Department of Environmental Services
RECYCLE





Boykin Campus Splash Pad

Design# 1162553-01-03 2/21/2023

