

Tuesday, October 27, 2009

2:00 p.m.

Pre-bid meeting for CM at Risk (Community Center Project)

King Evans

Welcome

This Community Center is a “Premier Project” from the last SPLOST referendum. It will be located at the Golf Course and house several offices, including Development Authority, Chamber of Commerce, Pro Shop, etc.

The reason we are calling it the Community Center is because the county is trying to finance it through USDA, since SPLOST projections are way down from what was originally expected. Because it will impact employment, USDA is very anxious to get involved in our project.

We have not been approved on the loan yet, but are waiting on the Docket Conference to be scheduled. There is always a possibility that the project might have to be shelved if the loan does not go through. If the loan does not go through, luckily Union County has a sole commissioner, so deciding on when the project will be done should be a quick and easy decision by the commissioner. Kevin Hamby is the County’s SPLOST program manager (works for CHA), so he will work closely with the county in making the decision.

Looking through the RFP: Qualifications-based selection. This is a very expensive, high-profile project for such a small county. It has the potential to be the most magnificent building in this area. The community will be very interested in the process that is going on.

Howard Kuo is architect (Kuo-Diedrich). They specialize in clubhouses. Howard does buildings like this all over the world. CHA is doing ALL the engineering in this project, so you will be working directly with CHA and Howard Kuo.

Very important to Lamar: key personnel is most important. He expects to see whoever you put in your proposal. He wants to see that face. He wants to know who his people are to go to if he needs them.

RFP shows how many copies to send in. Send them to Pam’s attention. November 11th is actually a holiday, and the courthouse offices will be closed that day; however, Larry Garrett said we will have the doors open and will be here to receive them until 4:00 on that day. King will also be here.

We will be trying to cut construction costs. We are doing value engineering right now. Want your input about cost if you have it.

We can’t come off of size of 23,500 square feet. That is the minimum sq footage for the lifetime of the building. Loan is locked in at an amount that is for everything. For Lamar it will be very important if you have done facilities like this before. He will feel safer about using you, so be sure to include things like that in your proposal.

Question: Do we have to comply with Davis-Bacon act? -- Yes

Question: Can we self perform? – Yes

Lamar is very focused on using local people where we can. That is very important to him, but whoever you use obviously has to be qualified....you be comfortable with their work.

Question: Davis-Bacon will not be in effect if USDA loan does not go through? -- Correct

King: Go ahead and assume on pricing that the USDA loan is going through.

Kevin Hamby's contact information is in the RFP documents for any questions.

Question: Is minority participation required in this project? -- No. Not with USDA.

This project is very fair game. The Commissioner does not have a preference on who to use. He is just looking for the best firm to do the job. Lamar is excited and has wanted this project done for a very long time.

Every company is struggling right now. Hopefully the loan will go through so we can get the project started and put people to work.

Question: Has site been designed? -- No. Not yet. Only preliminary site plan has been done, and a preliminary landscape plan. Utilities and site will be ready to go. County will take care of this.

(The main man asking the questions was from Bowen and Watson.... He said they are doing the projects at the high school for the Board of Education..... They have put the projects on hold until February due to SPLOST collections. He said the Athletic Complex will come before the Fine Arts Center.)