

NAVARRO COUNTY COMMISSIONER'S COURT

A Special meeting of the Navarro County Commissioner's Court was held on Tuesday, the 30th day of April, 2013 at 1:00 p.m., in the County Courtroom of the Navarro County Courthouse in Corsicana Texas. Presiding Judge HM Davenport, Commissioners Present Jason Grant, David Warren, Dick Martin, and James Olsen.

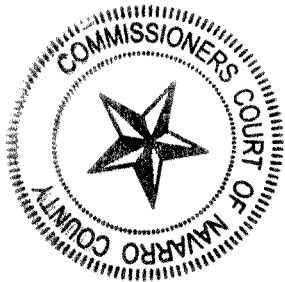
1. 1:00 P.M. Motion to convene by Comm. Olsen sec by Comm. Warren  
All voted aye motion carried
2. Opening prayer by Judge Davenport
3. Pledge of Allegiance
4. Motion to approve the Navarro County Courthouse Restoration Project "Bid Schedule and Process", including BUT NOT LIMITED TO THE AUTHORIZATION of: an initial advertising for bids as required May 4<sup>th</sup>, 2013; production of any plans May 7<sup>th</sup>, 2013, as required; a second advertising May 11, 2013 as required; a pre-bid conference on site May 13<sup>th</sup>, 2013; as scheduled walk-through for contractors and subs May 20, 2013; and bid date of June 5, 2013, ALL following the timeline and processes "AS PRESENTED" to Commissioners Court by Tom Nichols of 1113 Architects on April 25, 2013  
by Judge Davenport sec by Comm. Martin  
Voted aye Judge Davenport, Comm. Grant, Comm. Martin, & Comm. Warren  
Voted no Comm. Olsen  
Motion carried 4-1 **TO WIT PG 365-367**
5. Motion to approve the Navarro County Courthouse Restoration Project "CONSTRUCTION DELIVERY METHOD" as Competitive Sealed Proposals by Comm. Warren sec by Comm. Olsen **TO WIT PG 368**  
All voted aye motion carried
6. Motion to approve to authorize the County Auditor to advertise for bids on May 4, 2013, for the Navarro County Courthouse Restoration Project, with appropriate verbiage of said advertisement to be provided by 1113 Architects, Inc. by Comm. Martin sec by Comm. Grant  
All voted aye motion carried
7. Motion to Authorize the County Auditor to advertise for bids a second time on May 11, 2013 for the Navarro County Courthouse Restoration Project, with appropriate verbiage of said advertisement to be provided by 1113 Architects, Inc. by Comm. Grant Sec Comm. Warren  
All voted aye motion carried

8. Motion to officially engage the services of the Navarro County Courthouse Restoration Project Financial Advisor, Don Gonzales of Estrada Hinojosa, San Antonio, TX and authorized him to proceed with duties as may be timely and appropriate for the progress of the project by Judge Davenport sec by Comm. Warren  
All voted aye motion carried
  
9. Motion to adjourn by Comm. Martin sec by Comm. Warren  
All voted aye motion carried

I, SHERRY DOWD, NAVARRO COUNTY CLERK, ATTEST THAT THE FOREGOING IS A TRUE AND ACCURATE ACCOUNTING OF THE COMMISSIONERS COURT'S AUTHORIZED PROCEEDING FOR APRIL 30th 2013.

SIGNED 30th DAY OF APRIL 2013.

  
SHERRY DOWD, COUNTY CLERK



April 25, 2013

Navarro County Courthouse Bid Schedule and Process

May 4th, Saturday	Advertise for bids (plans available May 6)
May 6th, Monday	Plans for Haz Mat and Arch package ready for pick-up
May 11th, Saturday	2nd Advertisement for bids
May 13th, Monday	Pre-bid conference on site
May 20th, Monday	Scheduled walk-through for contractors and subs
June 5th, Wednesday	Bid Date

Bids are generally good for 60 days. We can ask the contractors to hold for 90, but there may be some resistance. Regardless, it will be imperative for the County to think NOW about the brisk schedule you will need to have in place to move forward once bids are received.

It is also imperative to have an idea of anything else that will go into the bond total PRIOR to the receipt of the construction proposals. Ideally, those costs will be determined and you can simply 'drop' the cost of the courthouse restoration in June 10 and you will have the total for the bonds.

June 5	Bids received / References checked / Lowest qualified bidder selected
June 10	Financial Advisor works to include cost of Courthouse project in projected bond needs.
June 24	Court Approves total for Bond Package / Citizens have 30 days to collect signatures opposing issuance of Cos.
July 24	Citizens do not get required number of signatures and court approves the construction contract with a delayed start to allow for relocation. Contractor can get started with contracts, submittals, shop drawings/etc. County approves lease with Navarro Mall and they get started on construction.
OR	
July 24	Citizens do get required number of signatures and an election must be called.
November 5th.	Bonds Pass - County negotiates with selected contractor to determine fixed construction cost. Bonds Fail - Project Ends.

## Construction Delivery Methods

The County can choose amongst several construction delivery methods.

Design-Build (NA for this job)  
Construction Manager at Risk  
Construction Manager Agent  
Competitive Sealed Proposals  
Competitive Bidding  
Job Order Contracts (NA for this job)

We are experienced with Construction Manager at Risk and/or Agent and Competitive Bid and prefer the Competitive Bid to the Construction Manager. Anecdotally amongst THC, 1113, and contractors, bidding gives the Owner the best price and lessens project management needs.

In the fall of 2011, the Texas Government Code was amended to allow **Competitive Sealed Proposals** as described under Subchapter D. This allows the Court more flexibility to not use the low bidder should they not be as qualified as someone else AND gives the county the ability to negotiate a final figure with the low bidder. This is definitely to the County's advantage as it allows there to be value-engineering prior to the contract signing.

We recommend Competitive Sealed Proposals. Please see the attached Weighted Selection Criteria.

### Contractor Selection Criteria and Weights

Selection Criteria	Description	Weighted Factor
1. Contractor's Stipulated Construction Cost		30%
2. Past Performance	a. Previous performance on other restoration projects. b. Previous performance on other projects for State of Texas governmental entities – State, County, Municipal.	20%
3. Quality of Subcontractors	a. Previous performances on other restoration projects. b. Previous experience with General Contractor.	15%
4. Safety Record and Litigation	a. OSHA safety record. b. Claims against contractor for safety violations. c. Construction related claims against the contractor.	5%
5. Proposed Personnel	a. Superintendent – years of experience in the business; years with the contractor; restoration project experience.	5%
6. Contractor's financial capability in relation to the scope of work.	a. Ability to get bonding and insurance for the project. b. Experience in completing projects of similar scope and size. c. Prior bankruptcies or failure to complete job.	15%
7. Time required for completion.		5%
8. Warranty work.	a. Reputation for call-backs for warranty work during 1 <sup>st</sup> year and afterwards.	5%

## Public Notice

### Request for Competitive Sealed Proposals for General Contractors

Navarro County requests competitive sealed proposals for the restoration of its historic courthouse located at 300 West 3<sup>rd</sup> Avenue, Corsicana, Texas 75110. Proposal Deadline: June 4<sup>th</sup>, 2013, 2:00pm. Proposals must be received at the above address prior to the deadline and by hand delivery or mail. Facsimile or email submissions will NOT be accepted. Proposals must be marked 'ATTN: COUNTY AUDITOR, SUITE 10, NAVARRO COUNTY/GC PROPOSAL'. NO RESPONSES WILL BE ACCEPTED AFTER THE DEADLINE. Navarro County will select the General Contractor through a one-step process. The Proposal documents, drawings and specifications with the scope of work, including the Proposal Form, Selection Criteria, and Statement of Qualification Form will be released on May 7<sup>th</sup>, 2013 and may be obtained from Document Engine, Round Rock, TX, 512-310-5228. Contractors must be bonded and insured and agree to all conditions. Inquiries regarding this solicitation should be emailed to [table@1113architects.com](mailto:table@1113architects.com).

Sealed proposals will be opened publicly on June 4<sup>th</sup>, 2013 at 2:00pm at the courthouse located at 300 West 3<sup>rd</sup> Avenue, Corsicana, Texas 75110. The County Commissioners Court will select the General Contractor to be utilized in this project on a date to be announced. Navarro County reserves the right to reject any and/or all bids, to waive technicalities, to re-advertise or to proceed in the best interest of the County.