



**Courthouse &  
County Services  
Building  
Construction  
Project**

**2023**

# Request for Proposal Process

- First Release
  - 9/29 – RFP released
  - 10/5 – mandatory site visit, 10 contractor reps attended
  - 10/20 – bids due
  - No bids received.
  - Feedback solicited from site visit contractors
- Second Release
  - 10/26 – RFP released
  - 11/2 – optional site visit, 9 contractor reps attended
  - 12/1 – bids due
  - Two bids received.

# Project Schedule

|  | START    | END      |
|--|----------|----------|
|  |          |          |
| Courthouse Statue Relocation                   | 11/13/23 | 12/22/23 |
|  |          |          |
| Phase I – Courthouse SE Addition (courtrooms)  | 12/24/23 | 12/27/24 |
| Phase II – County Services Building Renovation | 1/1/24   | 10/11/24 |
| Phase III – Courthouse Renovation              | 10/7/24  | 6/23/25  |
|  |          |          |

# Project Costs

| CONSTRUCTION / RENOVATIONS   |                     |
|--|---------------------|
| Phase I – Courthouse Addition (SE Corner)  | \$ 2,769,000        |
| Phase II – County Services Building Renovation   | \$ 1,233,000        |
| <i>Renovation</i>  | \$ 1,099,000        |
| <i>Alt #1 – paint non-renovated space</i>  | \$ 48,000           |
| <i>Alt #2 – replace carpet in non-renovated space</i>  | \$ 86,000           |
| Phase III – Courthouse Renovation  | \$ 3,873,000        |
| <i>Renovation</i>  | \$ 3,599,000        |
| <i>Alt #1 – paint non-renovated space</i>  | \$ 90,000           |
| <i>Alt #2 – replace carpet in non-renovated space</i>  | \$ 146,000          |
| <i>Alt #3 – install accordion doors in ground floor conference room<br/>instead of gypsum wall</i> | \$ 15,000           |
| <i>Alt #4 – renovate Circuit Court jury room bathrooms</i>   | \$ 23,000           |
| CH furniture/fixtures/equipment for Phase I & III  | \$ 795,000          |
| CSB furniture/fixtures/equipment   | \$ 305,000          |
| <b>TOTAL</b>   | <b>\$ 8,975,000</b> |

# Project Costs (continued)

| CONSTRUCTION / RENOVATIONS                          |                      |
|---|----------------------|
| Architectural & Engineering Services for CH and CSB | \$ 544,000           |
| Statue Relocation                                   | \$ 101,646           |
| Phase I – Courthouse Addition (SE Corner)           | \$ 2,769,000         |
| Phase II – County Services Building Renovation      | \$ 1,233,000         |
| Phase III – Courthouse Renovation                   | \$ 3,873,000         |
| Furniture, fixtures, equipment (FF&E)               | \$ 1,100,000         |
| Site Permits (estimated)                            | \$ 5,000             |
| Building Construction Testing (estimated)           | \$ 20,000            |
| Historic sign replacement                           | \$ 5,000             |
| <b>Subtotal</b>                                     | <b>\$ 9,650,646</b>  |
| Contingency (7%)                                    | \$ 600,000           |
| <b>TOTAL</b>  | <b>\$ 10,250,646</b> |

# Recommendations

| CONSTRUCTION / RENOVATIONS                           |                      |
|--|----------------------|
| Architectural & Engineering Services for CH and CSB  | \$ 544,000           |
| Statue Relocation                                    | \$ 101,646           |
| Phase I – Courthouse Addition (SE Corner)            | \$ 2,769,000         |
| Phase II – County Services Building Renovation       | \$ 1,099,000         |
| Phase III – Courthouse Renovation                    | \$ 3,599,000         |
| Furniture, fixtures, equipment (FF&E)                | \$ 1,100,000         |
| Site Permits (estimated)                             | \$ 5,000             |
| Building Construction Testing (estimated)            | \$ 20,000            |
| Historic sign replacement                            | \$ 5,000             |
| <b>Subtotal</b>                                      | <b>\$ 9,242,646</b>  |
| Contingency (7%)                                     | \$ 600,000           |
| HOLD for CSB Alt #1 & Alt #2, and CH Alt #1 & Alt #2 | \$ 370,000           |
| <b>TOTAL</b>   | <b>\$ 10,212,646</b> |

## S T A T E O F M I C H I G A N

## BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGAN

**FACILITIES MANAGEMENT—AWARD COURTHOUSE AND COUNTY SERVICES BUILDING CONSTRUCTION BID**

**WHEREAS**, the Board of Commissioners (Board) passed a resolution on December 8, 2022, authorizing the County Administrator to "...research and develop and build a financial plan to develop a preliminary budget and a financial strategy plan, including up to \$10 million dollars to execute the strategic building and renovation and space reallocation plan."; and

**WHEREAS**, the Board passed a resolution on February 23, 2023, awarding a contract to Wightman for services to include "...detailed design development, construction documents, creation and release of a request for proposal, and overall construction management of the project..."; and

**WHEREAS**, working with Wightman and stakeholders, the desired scope of work was clarified, and detailed construction drawings and specifications were developed for the following three project Phases:

- Phase I - Courthouse Addition (SE Corner),
- Phase II - County Services Building Renovation, and
- Phase III - Courthouse Renovation;

and

**WHEREAS**, in compliance with the County's Purchasing Policy, this scope of work was put out for bid, and two bids were received; and

**WHEREAS**, notwithstanding ongoing efforts to identify and secure potential external funds to offset some project costs, the #259 Liability Sinking Fund can provide the necessary funding to cover the costs of the entire project, but those funds have not yet been appropriated.

**THEREFORE, BE IT RESOLVED** that the Board hereby awards a construction bid to Beckering Construction, Inc., 650 44<sup>th</sup> Street SE, Grand Rapids, Michigan 49548, to complete all three project Phases for a base bid amount of \$7,467,000; and

**BE IT FURTHER RESOLVED** that the Board authorizes the County Administrator to approve expenditures on any change orders, including the six construction alternates as bid, furniture, fixtures, and equipment, and any other expenditures deemed necessary to complete this project provided the total cost of the project (including previously approved expenditures for

Wightman's services and the relocation of the Courthouse Statue) remains below \$10,500,000; and

**BE IT FURTHER RESOLVED** that the Board authorizes the annual transfer and appropriation of funds from the #259 Liability Sinking Fund to the #401 Public Improvement Fund throughout this multi-year project as necessary to pay for all approved expenditures related to this project; and

**BE IT FINALLY RESOLVED** that the County Administrator is authorized to make the necessary budget adjustments, and any necessary documents to complete this action are authorized to be signed.



**BID PRESENTATION FOR PROJECT #:** 1233-23  
**Project Name:** CH and CSB Addition/Renovation  
**Service Area:** Facilities Management  
**Date:** 12/7/2023  
**Advertised:** County website and invitations to bid  
**Award Recommendation:** Beckering Construction  
**Award Criteria:** Lowest bidder, satisfactory proposal and previous work for the County

| <b>VENDOR TABLE</b> | <b>Vendor 1</b>        | <b>Vendor 2</b>       |
|---------------------|------------------------|-----------------------|
| Company Name        | Beckering Construction | Lakewood Construction |
| Company Address     | 650 44th Street SE     | 11253 James Street    |
| City, State, Zip    | Grand Rapids, MI 49548 | Holland, MI 49424     |

**SUMMARY COST TABLE**

|                           |              |              |
|---------------------------|--------------|--------------|
| Phase I - CH Addition     | \$ 2,769,000 | \$ 2,790,000 |
| Phase II - CSB Renovation | \$ 1,099,000 | Not Bid      |
| Phase III - CH Renovation | \$ 3,599,000 | Not Bid      |