

February 16, 2007  
Statesboro, GA

### Called Meeting

The Board met at 9:00 a.m. in the Community Room of the North Main Annex for a called meeting. Chairman Nevil, Commissioner Simmons, Commissioner Tankersley, Commissioner Thompson and Commissioner Rushing were present. Commissioner Gibson and Commissioner Jackson were absent.

Chairman Nevil welcomed the guests and called the meeting to order. Chairman Nevil gave the invocation and the pledge of allegiance.

Chairman Nevil asked County Manager Tom Couch to present the items for discussion. Mr. Couch announced that the purpose of this meeting was discussion and/or action for three items.

The first item was a recommended change order in an amount up to \$963,000 for expanded kitchen facilities for the Bulloch County Jail Expansion Project. BCCI currently serves 700 meals per day for inmates at both the CI and County Jail. The original pre-design study for the Jail projected that a modest expansion of the existing BCCI kitchen could accommodate the projected increase to 1,800 meals per day. However in order to meet US DOJ and County Health Department standards, a higher level of improvement is required. The recommended change order authorizes the design and construction of 3,600 additional square feet kitchen space to be connected to the proposed warehouse facility. The projected cost of \$963,000 would provide adequate food preparation space and includes updated fixtures and equipment to meet state and federal standards. Funding of this change order is projected to be available in the Jail financing escrow account.

Commissioner Thompson asked if the cost of the change order was mainly for the equipment for the kitchen. Warden Tompkins replied the cost included the equipment and the new building. Mr. Couch said it was probably half and half, half for the building and half for the equipment. There was discussion of the square footage cost of the jail construction compared to the cost of the change order. It was apparent that the cost of construction was approximately \$150 per square foot for both. Commissioner Thompson offered a motion to direct the County Manager to authorize a change order up

to the amount of \$963,000 for the design and construction of expanded kitchen facilities for the Bulloch County Jail Expansion Project. Commissioner Tankersley seconded the motion and it carried, unanimously.

The second item was the request for authorization for the design, development and construction in the amount of \$963,000 for an emergency operations and communications center to be located adjacent to the Bulloch County Jail. The relocation of the existing E911 communications center was part of the bid for the Public Service Center. The Public Service Center plan also included space for an emergency operations center to accommodate the means for interagency crisis and disaster management. Since all bids for the Center were rejected, the most immediate need is for additional building space for the relocation of the E911 communications center. This request is for authorization to proceed with the design and construction of an approximately 4,600 square feet building adjacent to the Jail at a cost of approximately \$963,000. The building would be designed and bid followed by a separate bid for furniture, fixtures and equipment. Funding for this project would be reallocated funds from the 2002 SPLOST.

Commissioner Tankersley referenced the architect's comment that because of the special requirements for the building and systems, construction costs were relatively high. Mr. Couch pointed out the location of the E911 facility adjacent to the jail. Commissioner Thompson compared the square foot cost of \$150 for the jail renovation and the kitchen facility to the cost per square foot of over \$200 for the E911 Center. Public Safety Director Ted Wynn discussed several of the special requirements of the E911 Center. The Center has computer and radio equipment that generate a lot of heat that require large air conditioning systems. Two air conditioning systems are needed because if one system fails, another system is required for backup, which is a NFPA requirement. Total generator backup is also required to guarantee an uninterruptible power source. Mr. Wynn also discussed other possible special requirements to be considered. Commissioner Thompson confirmed that this project would be a separate bid and not a change order for the jail project. Mr. Couch said it would require a separate bid. Commissioner Simmons offered a motion to authorize the County Manager to reallocate funds from the 2002 SPLOST funds, in the amount of \$963,000 for the design,

development and construction for an emergency operations and communication center to be located adjacent to the Bulloch County Jail. Commissioner Tankersley seconded the motion and it carried, unanimously.

The third item was a request for authorization to award a contract based on the lowest bid by Ellis Wood Construction Company in the amount of \$1,901,236.80 for the Lake Collins Streets and Drainage Project. The bids for this project were opened on November 9, 2006 with Ellis Wood having the apparent low bid of the two bids received. The consulting engineer and staff had attempted to negotiate a reduction of approximately \$387,000 in the award to allow county forces to do the grading and paving preparation. The results were a counter offer of \$200,000 from the contractor for this reduction. The recommendation is to grant the bid award based on the original bid to avoid further delays and CDBG grant extensions.

Mr. Couch asked County Engineer Kirk Tatum to give some background on the consultations with Mr. Wood. Mr. Tatum said his discussions with Mr. Wood have never included the specifics of the contract. He added that he didn't know how the option to take out the grading and paving preparation was worded in the bid package. He referenced a letter received from the consultant that stated that Mr. Wood proposes to give the county a credit of \$172,000 for the clearing and grading work. Mr. Tatum said he and Road Superintendent Eddie Smith have calculated that it would be cheaper for the county not to perform any of the work. If the county chooses to accept the original bid and not the counter offer, the amount will be \$1,901,236.80. There was discussion of the delays in the project, the required extension of the CDBG grant, and the possibility of a higher bid if the project was re-bid. Mr. Tatum commented that he didn't want it to appear that a contractor could build roads cheaper than the county. He stated that is not the case because the county can usually do the work cheaper, but it can't be done cheaper under this proposal. Commissioner Tankersley asked Mr. Couch what would be his recommendation. Mr. Couch said in this particular circumstance it would be too speculative to reject this bid and try to get a better bid and since this bid is under the original contract estimate, going forth with this bid would outweigh the cost in delays of re-bidding the project. There was discussion of the completion date of the project. Commissioner Thompson offered a motion to authorize the award of a contract based on

the lowest and most advantageous bid by Ellis Wood Construction in the amount of \$1,901,0236.80 for the Lake Collins Streets and Drainage Project. In the future, any work that the county forces can perform should not be included in the bid process, or should be bid as an alternate. Commissioner Simmons seconded the motion and it carried, unanimously.

There being no further business or discussion, the meeting was adjourned.