

Bid Recommendation for Facilities Condition Assessment and Historic Structures Report for
315 W. Stephen Street (“The Crawford Building”)

Selection Committee:

Gary Wine, Deputy County Administrator

Rachel Snavely, Grants Administrator

Jim Golden, County Engineer

Legal Ad Published: 11/2/2018

Proposals Received: 11/28/2018

On December 10, 2010, the Selection Committee interviewed Crabtree, Rohrbaugh & Associates Architects (CRA) and Noelker and Hull Associates, Inc., the two responding firms for the above-referenced project. **After careful consideration of these firms’ respective qualifications, the Selection Committee recommends to the Council the selection of Crabtree, Rohrbaugh & Associates Architects for the award of this bid, pending cost negotiation.**

CRA demonstrated vast experience with large-scale projects, including with both adaptive re-use of buildings with respect to courthouse renovations and community corrections. We felt that the prison security aspect of their experience was particularly important given the security issues that may potentially arise; this firm has a safety security auditor on-staff.

Additionally, the firm thoroughly detailed their understanding of our desire to incorporate the most of our existing architectural designs into their cost analysis, while satisfying any requirements under the existing SHPO covenant. A detailed example of a cost analysis was provided, with considerations to initial cost versus long-term operational costs, energy efficiency, and historic preservation.

As a standard inclusion in their proposal, they provide consulting services through construction bid, and have a construction management team to ensure that what has been designed and recommended with respect to upgrades and materials is followed by the selected contractor. The assessment report, with the Council’s consultation, will include a phased approach to construction and renovation, based on a needs-priority. Also included with their services are funding recommendations for construction costs.

An assessment of their past projects demonstrates that they have the capability of providing an innovative, cost-effective approach to beginning our work on this building. As an example, a similar project was performed for the Jefferson County Courthouse; this project ultimately restored and modernized the facility and was awarded an Initiative Award for Public Stewardship.

CRA will be utilizing KCI as their structural engineers and CMTA for the electrical, mechanical, and plumbing analysis. This project does not include an environmental assessment.