



**CMS**  
ARCHITECTS

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September 15, 2021

Marshall County Fiscal Court - Marshall County Parks  
Ms. Britney Hargrove, Director  
Mr. Brad Warning, Deputy Judge Executive  
596 US HWY 68W, Benton, Kentucky 42025

Subject: New Baseball Field for The Miracle League

Dear Ms. Hargrove & Board Members:

The bid opening relative to your New Baseball Field for The Miracle League project was held on August 24, 2021 as originally scheduled. Participation was good with a total of three bid proposals received. Unfortunately, all bids received exceeded the originally established budget. Therefore, as requested, the design team assessed the project's work scope from a value engineering perspective and performed alterations/modifications to the documents, before re-issuing amended information to the three participating contractors for further deductive quotations. The amended bid proposal opening was held on September 14, 2021 with only two of the three original contractors electing to continue forward with the process. A copy of the complete bid tabulation, which indicates values of all bids received, has been included herewith for your use and information.

As evident from the bid tabulation information, the apparent low bid received varies slightly depending upon whether one considers the base bid only or the base bid with select alternates. The Bidding documents include provisions for the Owner to accept or deny any or all of the identified alternate proposals in any order or combination of their preference. Except, alternates no. 5 and 7 must be accepted as one or the other and not as a combined total. This is due to the overlapping nature of the work scope defined for each. In other words, if alternate 5 is accepted, then, alternate 7 is not applicable. Likewise, if alternate 7 is accepted, then, alternate 5 is not applicable.

It is the opinion of this office that the bid proposals including all attachments received are in general conformance with the Contract Documents.

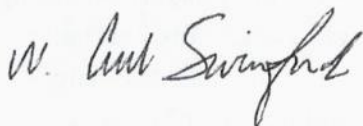
This project would be the second opportunity that CMS Architects will have had to work with Evrard Company, Inc., who primarily services the Southern Illinois region, but has completed projects in Kentucky as well. Our previous experience with Evrard Company was satisfactory, although there were some issues respective to project management. Among such issues were during the construction phase of the project, CMS received complaints from project sub-contractors and suppliers relative to delayed payment for their services and/or materials. However, to our knowledge, no issues persisted beyond the project's close out and the project was completed to everyone's satisfaction.

Pinnacle, Inc. is an established General Contractor, located in Benton, with whom CMS has completed numerous successful projects. Pinnacle is well respected by the Western Kentucky construction industry, having participated in a variety of project types for various clients throughout the region. It is the opinion of CMS Architects that Pinnacle, Inc. has the capabilities necessary and would be well suited to complete the work required by the subject project.

In conclusion, we trust that within a combination of the bid proposals received, the Owner may determine an acceptable amount respective to the funds available. Whereby, in accordance with the contract documents, accept the lowest responsive and responsible Bid which, in the Owner's judgement, is in the Owner's best interests.

Upon the Board's direction, this office shall proceed forth with the appropriate actions as determined necessary. Should you have concerns, questions, comments or additional information be required, please inform and we will endeavor to address and/or provide.

Sincerely,

A handwritten signature in cursive script that reads "W. Curtis Swinford".

W. Curtis Swinford, Architect

Attachment







