



**CMS**  
ARCHITECTS

PO Box 570, 1117 North 8<sup>th</sup> Street  
Paducah, Kentucky 42001  
(270) 527-5805 FAX (270) 527-9995

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.

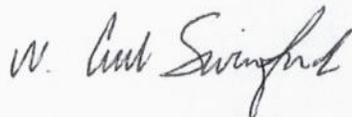
This project would be the second opportunity that CMS Architects will have had to work with Evrard Company, Inc., who primarily services the Southern Illinois region, but has completed projects in Kentucky as well. Our previous experience with Evrard Company was satisfactory, although there were some 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





# OPINION OF COST

PROJECT: Miracle League Field - Mike Miller Park

SHEET NO. 1

LOCATION: Benton, Ky

ESTIMATE NO.

ESTIMATORS: Ryan Teitloff / Bobby Deitz / Curt Swinford

DATE:

12/21/2020; rev5, 4-28-21

NO.	DESCRIPTION	ESTIMATED QUANTITY	MATERIAL & LABOR				TOTAL	
			UNIT	UNIT PRICE	OWNER	COMPETITIVE BID		FUTURE
<b>BASEBALL FIELD</b>								
1	Playing Field - Asphalt Section	17000	S.F.	\$3.00		\$51,000.00		
2	Playng Field - Rubber Surface	17000	S.F.	\$9.00		\$153,000.00		
3	Fine Grading	17000	S.F.	\$0.25		\$4,250.00		
4	Design, Planning - associated with rubber Surface installation	1	L.S.	\$15,000.00		\$15,000.00		
5	10x30 Pre-Fab dugouts with Wrap Around Shade	1	unit	\$35,000.00		\$35,000.00		
6	Dugout Fencing with Gates	2	ea	\$3,000.00		\$6,000.00		
7	Outfield/Sideline Fencing 6ft. Black Vinyl Coated	375	L.F.	\$26.00		\$9,750.00		
8	Backstop - (Fencing only)	1	ea	\$15,000.00		\$15,000.00		
9	Service Gate, 4' ht. x 12' w	1	ea	\$1,800.00		\$1,800.00		
10	Pedestrian Gate, 5' wide	2	ea	\$850.00		\$1,700.00		
11	Team Benches, with Back @ 16.ft.	2	ea	\$500.00		\$1,000.00		
12	Spectator Bleachers	2	ea	\$3,200.00	\$6,400.00			
13	Foul Pole, Powder Coated Finish	2	ea	\$500.00		\$1,000.00		
14	Flag Poles - (no longer considered and to be omitted)	0	ea	\$1,200.00		\$0.00		
15	Electric Power Service	1	ea	\$7,500.00		\$7,500.00		
16	Lighting - 50/30 ft-c	1	L.S.	\$75,000.00			\$75,000.00	
17	Audio System - (portable system intended)	1	ea	\$1,500.00	\$1,500.00			
18	Park Amenities- benches, tables, trash receptacles, sun shades	1	LS	\$5,000.00		\$5,000.00	\$77,700.00	
19	Masonry Entrance / Gateway	1	L.S.	\$25,000.00		\$25,000.00		
20	Scoreboards	1	LS	\$35,000.00	\$35,000.00			
				<b>Sub-TOTALS</b>	<b>\$42,900.00</b>	<b>\$332,000.00</b>	<b>\$152,700.00</b>	<b>\$527,600.00</b>
<b>CONCESSION &amp; SIDEWALKS</b>								
21	Concession Facility	977	S.F.	\$215.00		\$210,055.00		
22	Concession Area Concrete Surface	860	S.F.	\$5.00		\$4,300.00		
22A	Concession Area Concrete Surface	4978	S.F.	\$5.00	\$24,890.00		\$22,810.00	
23	Concrete/sidewalk	8543	S.F.	\$5.00		\$42,715.00		
23A	Concrete/sidewalk	5572	S.F.	\$5.00	\$27,860.00			
				<b>Sub-TOTALS</b>	<b>\$52,750.00</b>	<b>\$257,070.00</b>	<b>\$22,810.00</b>	<b>\$332,630.00</b>
<b>PLAYGROUND</b>								
25	Asphalt Section	7500	S.F.	\$3.00			\$22,500.00	
26	Rubber Surface	7,500	S.F.	\$9.00			\$67,500.00	
27	Decoative Fence gates - 3 ft wide	3	ea	\$530.00			\$1,590.00	
28	Decorative Fence- 4 foot high	400	L.F.	\$47.50			\$19,000.00	
29	Planting Boxes	1	L.S.	\$2,000.00			\$2,000.00	
30	Playground Equipment	1	L.S.	\$150,000.00			\$150,000.00	
				<b>Sub-TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$262,590.00</b>	<b>\$262,590.00</b>
<b>PARKING LOT &amp; DRAINAGE</b>								
31	Stormwater	1	L.S.	\$50,000.00	\$50,000.00			
32	Earthwork Grading	10,000	CY	\$7.00	\$70,000.00			
33	Demo and Patch of existing Roadway Island	1	L.S.	\$6,000.00		\$6,000.00		
34	Signage (hdcp parking)	1	L.S.	\$2,500.00		\$2,500.00		
35	Wheel Stops	5	EA	\$125.00	\$625.00		\$1,125.00	
36	Parking Lot Stripping	1	LS	\$1,000.00	\$1,000.00		\$4,000.00	
37	Asphalt - Parking Lot	1160	SF	\$4.50	\$5,220.00		\$190,080.00	
38	Lighting	6	EA	\$2,800.00		\$16,800.00		
				<b>Sub-TOTALS</b>	<b>\$126,845.00</b>	<b>\$25,300.00</b>	<b>\$195,205.00</b>	<b>\$347,350.00</b>
<b>UTILITIES</b>								
39	Sanitary Service Lateral	320	L.F.	\$15.00		\$4,800.00		
40	Manhole Connection	1	-	\$1,000.00		\$1,000.00		
41	Water Service Line	230	L.F.	\$10.00		\$2,300.00		
				<b>Sub-TOTALS</b>	<b>\$0.00</b>	<b>\$8,100.00</b>	<b>\$0.00</b>	<b>\$8,100.00</b>
				<b>GRAND TOTALS</b>	<b>\$222,495.00</b>	<b>\$622,470.00</b>	<b>\$633,305.00</b>	<b>\$1,478,270.00</b>

Description items shown in *Blue Italic* are items which have been previously discussed as potentially donated, self performed items or to be accomplished in future improvements



Miracle League Field – Mike Miller Park  
Benton, KY

September 20, 2021

Projected Opinion of Cost for “Other Costs & Expenses “  
beyond those directly pertaining to construction

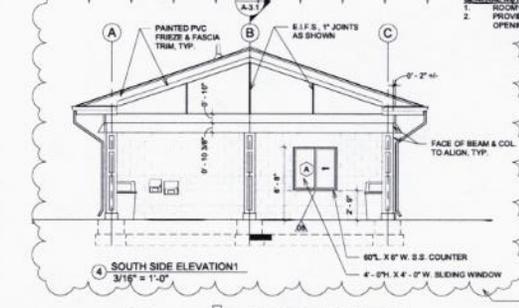
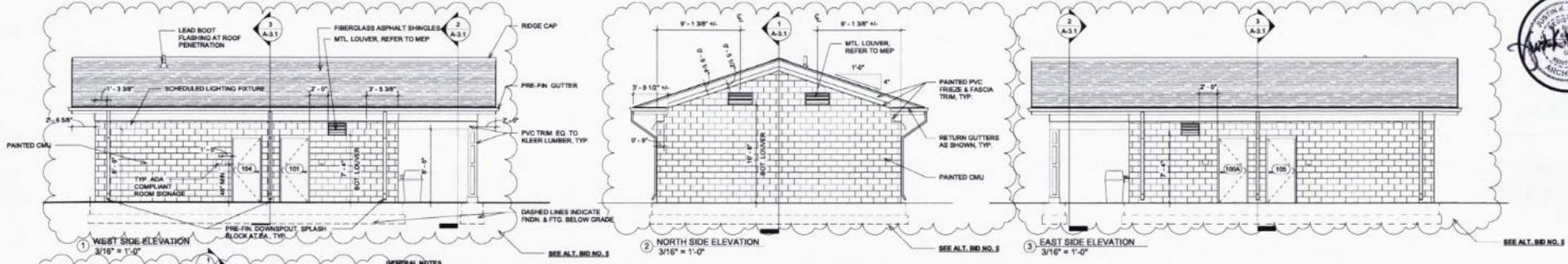
• A&E Fees -	\$62,730.00
• Civil Engineering Survey Services -	\$ 1,412.00
• Special Inspections & Testing -	\$ 5,900.00
• Advertisements -	\$ 727.66
• Building Permit review -	\$ 187.30
• <u>Printing -</u>	<u>\$ 1,298.22</u>

Total amount of “Other Costs & Expenses” = \$72,255.18

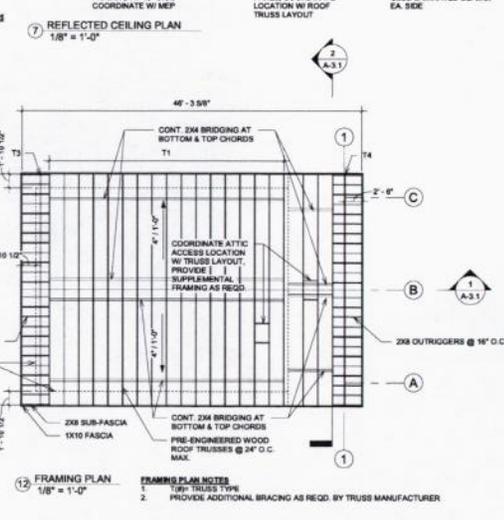
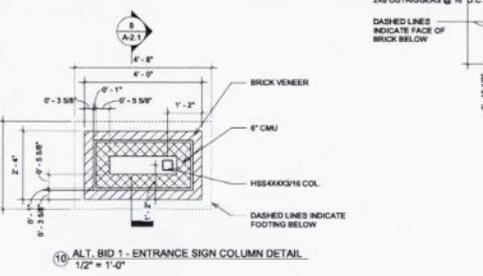
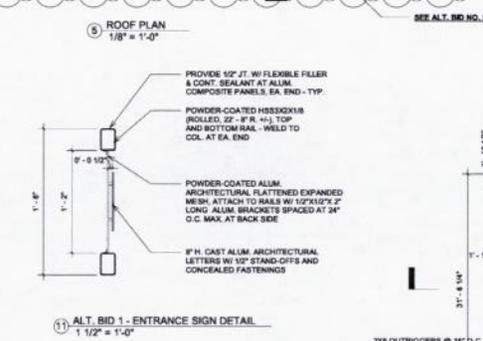
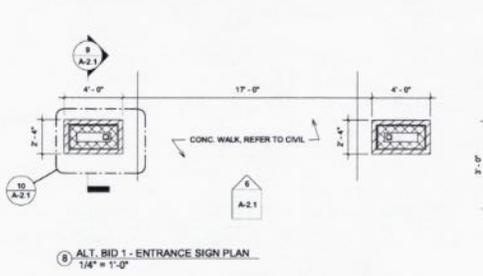
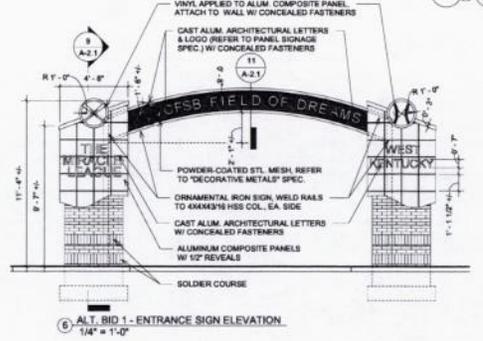
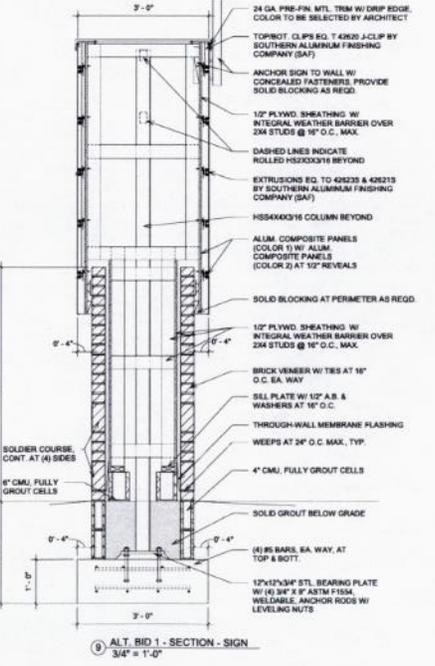
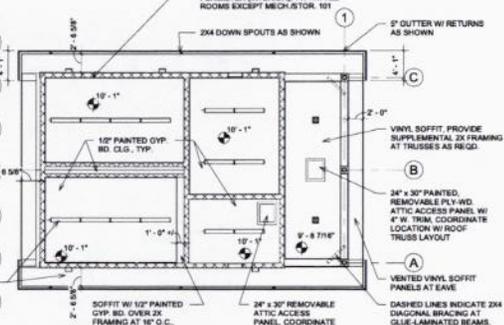
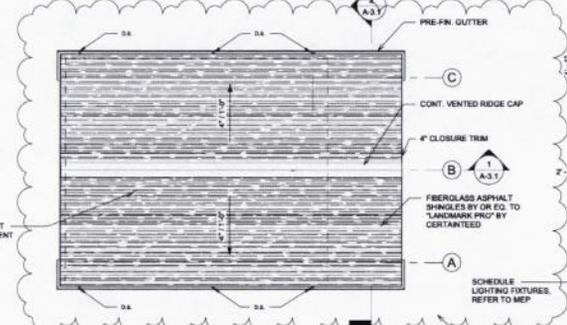








**SPECIAL NOTES**  
 1. ROOFMOUNTING SHALL COMPLY WITH SECTION 703 OF ICC A117.5-2017  
 PROVIDE L&D 100218 (L) POLYANILIZED STEEL LOOSE LENTIL FOR MASONRY  
 OPENINGS LESS THAN 6\"/>



ELEVATIONS, DETAILS, CEILING & ROOF PLANS - V.E. ALTERNATES A-2.1



**CMS ARCHITECTS**

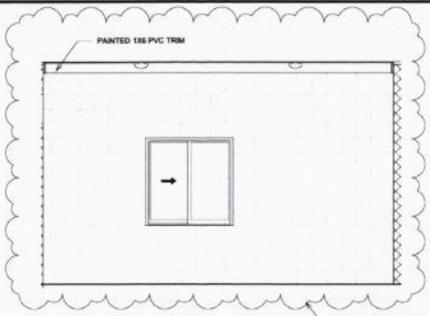
P.O. BOX 675, PLEASANT KY 0000  
 P.O. DREHARRE, TN 00000  
 www.cmsarch.com

Date: 03/20/21

MIRACLE LEAGUE Project number: 4829

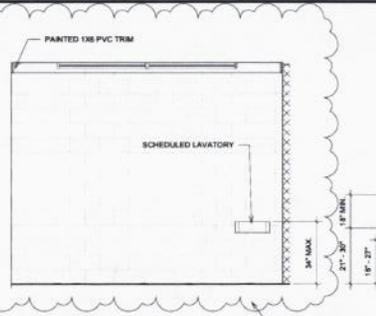
03/20/21 3:45 PM





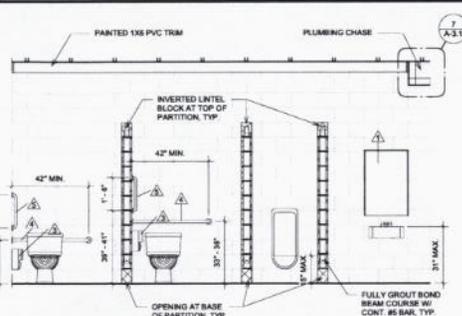
1 INTERIOR ELEVATION - CONCESSIONS EAST  
3/8" = 1'-0"

SEE ALT. BRD NO. 2

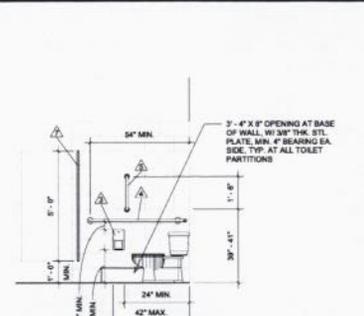


2 INTERIOR ELEVATION - CONCESSIONS SOUTH  
3/8" = 1'-0"

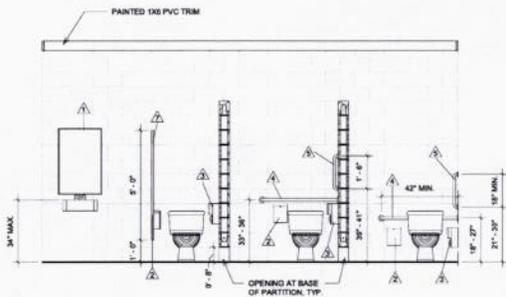
SEE ALT. BRD NO. 2



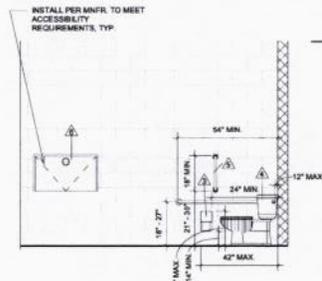
3 INTERIOR ELEVATION - MEN 1  
3/8" = 1'-0"



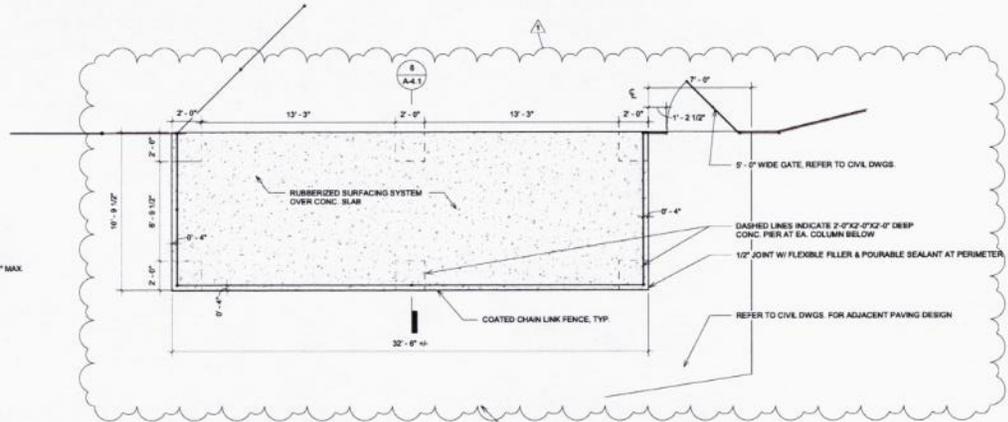
5 INTERIOR ELEVATION - ACCESSIBLE STALL - ADULT  
3/8" = 1'-0"



4 INTERIOR ELEVATION - WOMEN 2  
3/8" = 1'-0"

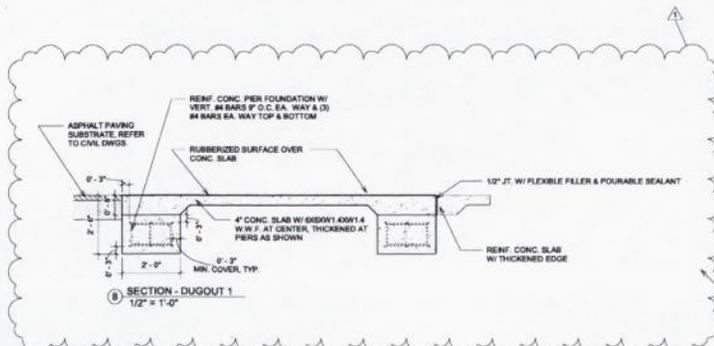


6 INTERIOR ELEVATION - ACCESSIBLE STALL - CHILDREN  
3/8" = 1'-0"



7 ENLARGED PLAN - DUGOUT  
1/4" = 1'-0"

SEE ALT. BRD NO. 4



8 SECTION - DUGOUT 1  
1/2" = 1'-0"

SEE ALT. BRD NO. 4



**CMS ARCHITECTS**  
710.502.0311 Palm Beach, FL 33408  
P.O. Box 675682 Fort Lauderdale, FL 33307-0682  
www.cmsarch.com

INTERIOR ELEVATIONS, DUGOUT DESIGN - V.E. ALTERNATES

**A-4.1**

Project number 438.20

**NEW BASEBALL FIELD**  
**FOR THE MIRACLE LEAGUE**  
**CMS Architects Project #438-20**

Date: \_\_\_\_\_

To: Marshall County Fiscal Court -Parks Department  
 596 US HWY 68W, Benton, Kentucky 42025  
 For: New Baseball Field for The Miracle League

Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by CMS Architects and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents.

**Alternate Bids**

For inclusion of those items, services, or construction specified in Bidding Documents by alternate number, the following lump sum price will be added / deducted to / from the base bid.

<b>Alternate Bid No.</b>	<b>Alternate Description</b>	<b>+/- (Add/Deduct to the Base Bid)</b>
<b>1</b>	Entrance Sign	as stated upon initial Bid form
<b>2</b>	Park Amenities – (trash cans & picnic tables)	as stated upon initial Bid form
<b>3</b>	In-Kind services Donation	
<b>4</b>	Revise/Omit all work identified for Dugout structures and benches per addendum drawings for VE alternate & Addendum 2	
<b>5</b>	Revise work identified for Concession/Restroom structure per addendum drawings for VE alternate & Addendum 2	
<b>6</b>	Revise/Omit all work identified for parking area lighting per Addendum 2	
<b>7</b>	Referencing Concessions/Restroom facility/structure, omit in its entirety all work (including utilities) associated with this structure, per addendum drawings for VE alternate & Addendum 2.	

Respectfully submitted

_____	_____
Name of Bidder	
_____	_____
Signature	Address
_____	_____
Title	Phone

DOCUMENT 009113 – ADDENDUM NO.2- Value Engineering

1.1 PROJECT INFORMATION

- A. Project Name: New Baseball Field for the Miracle League
- B. Owner: Marshall County Fiscal Court, Marshall County Parks Department
- C. Architect: CMS Architects
- D. Architect Project Number: 438-20
- E. Date of Addendum: 8/31/2021

1.2 NOTICE TO BIDDERS

- A. This Addendum is issued to all entities having previously provided bid proposals in accordance with the established bid time, utilizing proper forms and pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda for the purpose of amending bidders' original bid proposals in accordance with Value Engineered revisions set forth by this post-bid addendum. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The date for receipt of requested amended bids shall be established to be Sept. 14, 2021, 2:00 p.m. at Mike Miller Park – Visitors Center, 596 US HWY 68W, Benton, KY 42025. Amended forms shall be submitted in like format as original proposal.

1.3 ATTACHMENTS

- A. This Addendum includes the following attached Documents and Specification Sections:
  - 1. Document; Additional VE alternates bid form, dated 8-31-21.
- B. This Addendum includes the following attached Sheets:
  - 1. A-1.1 PARTIAL SITE, FLOOR PLAN, & DETAILS-VE ALTERNATES, 8-31-21
  - 2. A-2.1 ELEVATIONS, DET., CEILING & ROOF PLAN-VE ALTERNATES, 8-31-21
  - 3. A-3.1 SECTIONS & DETAILS-VE ALTERNATES, dated 8-31-21
  - 4. A-4.1 INTERIOR ELEVATIONS, DUGOUT DESIGN-VE ALTERNATES, 8-31-21
- C. This Addendum includes the attached Addendum Drawings:
  - 1. None.

1.4 REVISIONS TO PREVIOUS ADDENDA

- A. None

- 1.5 REVISIONS TO DIVISION 00 PROCUREMENT REQUIREMENTS AND CONTRACTING REQUIREMENTS
- A. Document; Section 000115- List of drawing Sheets, (Not reissued)
    - 1. Paragraph B. add the following sheets under Architectural
      - A-1.1 PARTIAL SITE, FLOOR PLAN, & DETAILS-VE ALTERNATES, 8-31-21
      - A-2.1 ELEVATIONS, DET., CEILING & ROOF PLAN-VE ALTERNATES, 8-31-21
      - A-3.1 SECTIONS & DETAILS-VE ALTERNATES, dated 8-31-21
      - A-4.1 INTERIOR ELEVATIONS, DUGOUT DESIGN-VE ALTERNATES, 8-31-21
  - B. Document; Section 002213- Supplementary Instructions to Bidders, (Not reissued)
    - 1. Paragraph 1.6 Article 4 Bidding Procedures, Add paragraph B.2. and the following paragraph 4.4.4.
      - 4.4.4 – Due to all bid proposals received having exceeded the Owner’s available budget, bidders, who previously furnished proposals in accordance with and pursuant to the Instructions to Bidders and Conditions of the Contract, are requested to amend their original bid proposals in accordance with Value Engineered revisions set forth by this post-bid addendum. The intent shall be for the established bid proposals to remain as originally presented and for the VE requested items/values set forth by this post bid addendum to be considered respective to or in deduction from the originally established bid amounts.
  - C. Document; Section 004113- BID FORM, (Not reissued)
    - 1. Alternate Bids. Amend the Bid form to include the listing of additional alternates defined within the attached Document entitled “Additional VE Alternates Bid Form”. These additional VE alternates shall be considered along with and in addition to those established by the initial bid form.
- 1.6 REVISIONS TO DIVISION 01 GENERAL REQUIREMENTS
- A. Specification Section 012300 – Alternates (Not reissued)
    - 1. Paragraph 3.1 Schedule of Alternates, revise paragraph C to omit the text “ None required for this bid package” and instead add the following;
      - C. Deductive Alternate No. 3 – In-Kind Services Donation**
        - 1. Base Bid: as established per initial bid proposal
        - 2. Alternate: The Contractor may offer a deductive amount indicative of “in-kind” services being provided for the project. This amount will be deducted from the established Owner-Contractor agreement, but will be considered as a charitable contribution. The Contractor need also be informed/aware that this alternate may be accepted in conjunction with other deductive alternates 4 thru 7 and therefore provide accounting accordingly.
      - D. Deductive Alternate No. 4 – Revise/Omit Dugout Structures and Benches**
        - 1. Base Bid: Furnish and install prefabricated steel dugout canopies and benches in their entirety as shown, noted, and specified.
        - 2. Alternate: Omit all requirements associated with the prefabricated steel dugout canopies and benches in their entirety, save for the reinforced concrete foundations which shall remain/be provided, and revising/altering fencing as shown/noted within the VE Alternate sheets, dated 8-31-21.
      - E. Deductive Alternate No. 5 – Revise Select Concession/Restroom Facility Elements**
        - 1. Base Bid: Furnish and Construct Concession/Restroom Facility in its entirety as shown, noted, and specified.

2. Alternate: Revise/Alter the Concession/Restroom facility so as to omit the metal roofing assembly and replace with shingle roofing assembly; omit metal cladded wood fascia and replace with vinyl composite member; omit Glue-lam. structural beam at porch area and replace with conventional structural lumber members; revise Hollow Metal frame depths; omit Brick veneer assembly (inclgd ties/flashing/mortar/vents)/ thermal insulation (rigid cavity & attic batt)/vapor barrier / millwork / food service equipment in their entirety, as shown/noted within the VE Alternate sheets, dated 8-31-21.

F. Deductive Alternate No. 6 – Omit Parking Lot lighting & circuitry

1. Base Bid: Furnish and Construct Parking Lot Lighting in its entirety as shown, noted, and specified.

2. Alternate: Omit all requirements associated with the Parking Lot Lighting in their entirety including bases, poles, fixtures, circuitry and accessories.

G. Deductive Alternate No. 7 – Omit Concession/Restroom Facility In Its Entirety.

1. Base Bid: Furnish and Construct Concession/Restroom Facility in its entirety as shown, noted, and specified.

2. Alternate: Omit all requirements associated with Concession/Restroom Facility in its entirety including foundations, slabs, walls/columns assemblies, roofing assemblies, openings, MPE elements (including utility services and future underground raceways), etc. as shown/noted within the VE Alternate sheets, dated 8-31-21. In the event that alternate 7 is accepted, deductive alternate no. 5 will no longer be applicable and shall not be considered nor accepted in addition to this alternate.

1.7 REVISIONS TO DIVISION 02-49 SPECIFICATION SECTIONS

A. None.

1.8 REVISIONS TO DRAWING SHEETS

A. Sheet A-1 – Partial Site, Floor Plan & Details (not reissued).

1. Detail 1 – Partial Site Plan.: Referencing the note which begins “New Baseball Field with ½ “ EVERTOP Rubberized surfacing...” please revise to omit that originally stated to read as follows, “NEW BASEBALL FIELD w/ 1/2” RUBBERIZED SURFACING OVER MIN. 2” ASPHALT BASE & 6” GRAVEL SUB-BASE COMPACTED TO 95% PROCTOR. ENSURE POSITIVE DRAINAGE PER SURFACING MANUFACTURER’S WRITTEN INSTRUCTIONS. REFER TO CIVIL DWGS. FOR GRADING, PLAYING FIELD LAYOUT TO BE PROVIDED BY SURFACING CONTRACTOR IN ACCORDANCE W/ THE MIRACLE LEAGUE REGULATIONS. PROVIDE 5 YEAR WARRANTY. ACCEPTABLE PRODUCTS:
  - EVERTOP BY SURFACE AMERICA
  - DURADECK SURFACING SYSTEM BY DURA PLAY, INC.
  - PLAYSAFE SAFETY SURFACING BY PLAYSAFE SURFACING, LLC”

END OF DOCUMENT 009113- ADDENDUM NO.2