



Memorandum

TO: Johnny Williams (Commissioner)

CC: Kim Hopkins-Will (Purchasing Manager)

FROM: Katie Aholt, Navigate Building Solutions

DATE: February 18, 2026

SUBJECT: Christian County Phase 2 Office Infill

INTRODUCTION:

A Request for Proposal (RFP) package for construction services for the Christian County Phase 2 Office Infill was issued for bidding and advertisement on January 8th, 2026. A pre-bid meeting conference was held on January 22nd, 2026 at 10:30am at the project site. Bids were received on February 5, 2026. The scope of work in the RFP includes interior renovation for the Christian County office building, including approximately 15,900 SF of infill in the recently completed Operations Building shell space.

BACKGROUND:

Bidders were asked to submit a Base Proposal for the cost to perform all work for the total project for the Project Manual and Drawings dated November 11, 2025.

Bidders were asked to submit the number of calendar days from Notice to Proceed to achieve Substantial Completion of the project.

Bidders were asked to acknowledge receipt of the following issued Addendum:

- Addendum #1 dated January 28th, 2026
- Addendum #2 dated February 3rd, 2026

All bidders were instructed to carry an allowance of \$20,000 for Audio Visual Systems, which is included in the bid prices below.

A total of seven (7) bids were received with the following key bid results:

• Arning Companies, Inc.	\$1,804,360.00	110 days
• Carson-Mitchell, Inc.	\$2,120,750.00	210 days
• Dynamic Construction Systems LLC	\$2,178,019.17	190 days
• Hambey construction, LLC	\$2,199,000.00	210 days
• Nesbitt Construction, Inc.	\$2,083,000.00	210 days
• R.E. Smith Construction Company	\$2,099,000.00	180 days
• SAW Construction, LLC DBA Cornerstone Building Services	\$1,969,508.00	220 days

The lowest price bids were submitted by Arning Companies, Inc. and Cornerstone Building Services.

- \$1,804,360 and 110 calendar days from Arning Companies, Inc.
- \$1,969,508 and 220 calendar days from Saw Construction.

The Government Center Building and Site Construction was budgeted at ~ \$2.4 million, resulting in all bids received under budget.

BIDDER REVIEWS:

Staff from the County's Owner Representative - Navigate Building Solutions (Dan Close and Katie Aholt) and GHN Architects (Brad Baker and Joe Vejraska) completed interviews with Arning Companies and Cornerstone on February 13, 2026 to review the bid submittals and ensure that the best responsive bidder is recommended.

Several questions were asked to both Arning and Cornerstone to determine if the submittals met the bid specifications and that the bidders understood the work requirements and other project needs. Specifically in the interview with Arning, lead times of equipment and key components were discussed as the overall project schedule submitted by Arning is substantially shorter than other bidders.

Supplemental bid information was requested and received from Arning following the interview. This includes their proposed subcontractor list and confirmation of scope of work to be self-performed (Carpentry, Drywall, Acoustical Ceilings).

Post-interview, Arning provided their commitment to completing the project on time and within budget and will honor the duration of the 110 calendar days as submitted. Arning may however request a time extension to 145 days calendar days for completion of the work due to the lead time of items such as Roof Top Units, Doors, and Door Hardware. This request will be at no additional cost to the County and will require County's acceptance.

References were verified by NAVIGATE for Arning and are included as an attachment.

RECOMMENDATION:

Based on the bid results and the interview process, both contractors understand the contract agreement requirements and coordinative tasks to complete the project with the scope and schedule constraints.

We can with confidence state that both contractors are capable of successfully completing the project. Based on responses from references provided by Arning, past project experience, and the proposed construction duration, we recommended contracting with Arning Companies, Inc. for a base bid amount of \$1,804,360.00 and project duration of 110 calendar days from Notice to Proceed.

ATTACHMENTS:

- COPIES OF ALL BIDS RECEIVED
- BID TABULATION
- PRE-BID SIGN IN SHEET
- PRE-BID AGENDA
- BIDDER INTERVIEW AGENDA
- REFERENCE CHECKS