



## Agenda

### SPECIAL CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF MADISON, ALABAMA

12:00 PM

Council Chambers Room 100

May 16, 2025

AGENDA NO. 2025-01-SP

- I. WAIVER OF NOTICE SIGNED BY ALL COUNCIL MEMBERS IN ATTENDANCE
- II. ROLL CALL OF ELECTED GOVERNING OFFICIALS
- III. DISCUSSION

**Resolution No. 2025-152-R:** Awarding Bid No. 2025-008-ITB for Toyota Field Building Site Work to Southeastern Construction Partners, LLC, in the amount of \$818,258.52 (to be paid from Multi-Use Venue Maintenance Fund)

**Resolution No. 2025-154-R:** Approving Authorization to Bid and Engagement of Gilbert McLaughlin Casella Architects for Completion of MLB Compliance Project

- IV. ADJOURNMENT

**Agenda Note:** It should be noted that there are times when circumstances arise that require items be added to or deleted from the agenda at time of the Council meeting. Also all attached documents are to be considered a draft until approved by Council.

All attendees are advised that Council meetings are televised and that their statements and actions are therefore viewed by more than just those attending the meetings.

**RESOLUTION NO. 2025-152-R**

**RESOLUTION TO AWARD BID NO. 2025-008-ITB  
TOYOTA FIELD BUILDING SITE WORK TO SOUTHEASTERN  
CONSTRUCTION PARTNERS, LLC**

**WHEREAS**, in accordance with Alabama’s Public Works Bid Law set forth in Title 39 of the *Code of Alabama*, the City of Madison, Alabama, by proper notice, solicited bids for Bid Number 2025-008-ITB for Toyota Field Building Site Work (herein “the Project”); and

**WHEREAS**, one sealed Bid was timely submitted, opened, and read on or about March 19, 2025, and was evaluated by the City to determine the bidder’s responsiveness and responsibility; and

**WHEREAS**, after a complete review and consideration of the Bid submitted, City staff has informed the City Council that **SOUTHEASTERN CONSTRUCTION PARTNERS, LLC**, is a responsible bidder meeting the specifications of the Project as set forth in the invitation to Bid; and

**WHEREAS**, the appropriate City representatives have requested that they be authorized to issue notification of intention to award the contract for the Project to said Bidder upon the satisfaction of all conditions precedent, and that, upon the satisfaction of such terms, the Mayor shall be deemed authorized to execute all appropriate contracts and documents with **SOUTHEASTERN CONSTRUCTION PARTNERS, LLC**, on behalf of the City; and

**WHEREAS**, the City maintains a Capital Maintenance Fund, called the Multi-Use Venue Maintenance Fund, for capital projects and maintenance at Toyota Field, as authorized by Ordinance No. 2018-30 and the License Agreement with BallCorps, LLC, dated February 13, 2018;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Madison, Alabama, as follows:

**SECTION 1.** That the City of Madison, Alabama, as the awarding authority, does hereby certify that, to the best of its knowledge, information, and belief, this Bid was let, and the Contract will be executed in compliance with the applicable provisions of Title 39 of the *Code of Alabama* and all other applicable provisions of law.

**SECTION 2.** That award of this Project is hereby made to **SOUTHEASTERN CONSTRUCTION PARTNERS, LLC**, as the lowest responsible, responsive bidder in the Bid amount of **eight hundred eighteen thousand two hundred fifty-eight dollars and fifty-two cents (\$818,258.52)**, such amount being the total for the base bid and being subject to

adjustment only upon the Council's approval of properly submitted and justified change orders.

**SECTION 3.** That upon finalization of all contractual and fiscal conditions precedent, the appropriate City representatives shall then be deemed authorized to issue notification to **SOUTHEASTERN CONSTRUCTION PARTNERS, LLC** of the City's intent to make such award and are also authorized to proceed with review, completion, and submittal of all contractual matters required by those plans and specifications agreed upon.

**SECTION 4:** That this award is conditioned upon **SOUTHEASTERN CONSTRUCTION PARTNERS, LLC**, completing and submitting to the City such documents, information, and items related thereto which are required to establish that the Bid fulfills the specifications contained in the Invitation to Bid, Title 39, and the Contract contemplated therein.

**SECTION 5.** That upon request and notification from the appropriate City representatives that the Bidder has complied with such requirements, the Mayor shall be, and he is hereby, authorized and directed to execute a contract on behalf of the City of Madison, Alabama, with **SOUTHEASTERN CONSTRUCTION PARTNERS, LLC**, for execution of the Project for the amount set forth in Section 2 and that the City Clerk-Treasurer shall be, and she is hereby, authorized to attest the same.

**SECTION 6:** That upon request and notification from the appropriate department that the terms of the Contract preceding payment have been satisfied, the Finance Director is hereby authorized to forward payment to **SOUTHEASTERN CONSTRUCTION PARTNERS, LLC**, **from the Multi-Use Venue Maintenance Fund** in the amount(s) and manner set forth in the Contract authorized by passage of this resolution.

**READ, PASSED AND ADOPTED** this 16<sup>th</sup> day of May 2025.

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*John D. Seifert, II, City Council President*  
**City of Madison, Alabama**

**ATTEST:**

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*Lisa D. Thomas, City Clerk-Treasurer*  
**City of Madison, Alabama**

**APPROVED** this \_\_\_\_ day of May 2025.

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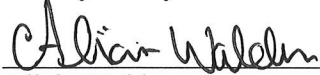
***Paul Finley, Mayor***  
**City of Madison, Alabama**

**2025-008-ITB / Toyota Field Outfield Building Site Work**  
**Issued February 19, 2025**

**BID TABULATION**

BIDDER NAME	Southeastern Construction Partner, LLC
GENERAL CONTRACTOR'S NUMBER ON ENVELOPE	Y
ALL FORMS WITH ORIGINAL SIGNATURES	Y
BID BOND	Y
GENERAL CONTRACTOR'S LICENSE	Y
CERTIFICATE OF INSURANCE	Y
E-VERIFY ENROLLMENT	Y
TOTAL BASE BID	\$818,258.52

I hereby certify that this is a true and accurate tabulation of all bids received on the above-referenced project.



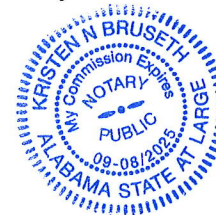
Alicia Walden

Administrative Planning and Bidding Coordinator

Sworn to and subscribed before me this 19<sup>th</sup> day of March, 2025.



Notary Public





## BIDDER PRICING SHEET

**BIDDER NAME:** Southeastern Construction Partners LLC

**ADDRESS:** 1297 County Rd 52 E

**CITY/STATE/ZIP:** Pelham, AL 35124

Bid Breakdown	
Division	Amount
01 – General Requirements	\$ 83,026.65
02 – Existing Conditions	\$ 117,250.00
26 – Electrical	\$ 21,950.00
28 – Electronic Safety and Security	\$ 22,230.00
31 – Earthwork	\$ 172,952.22
32 – Exterior Improvements	\$ 72,477.50
33 – Utilities	\$ 29,450.00
Cost Of All Work Associated With Temporary Relocated Bullpens	\$ 152,726.74
Fee	\$ 107,230.72
<b>Subtotal</b>	\$ 779,293.83
Contingency (5% of Subtotal)	\$ 38,964.69
<b>TOTAL</b>	\$ 818,258.52

### UNIT PRICES

Soil Excavation	\$ 33.75	Per Cubic Yard
Rock Removal	\$ 405.00	Per Cubic Yard

I, Gunnar Lantrip, as Owner  
 for the above-named entity, hereby state that the above information is true and correct to the best of my knowledge and belief and that I understand and acknowledge that this completed form will be available for public inspection as a public record upon request.

3/19/2025

Date

  
 Signature of Authorized Representative



**RESOLUTION NO. 2025-154-R**

**AUTHORIZING BID PROCESS FOR CONSTRUCTION OF SPLIT-LEVEL  
ADDITION TO TOYOTA FIELD  
TO COMPLETE MLB COMPLIANCE PROJECT  
& AMENDING SCOPE OF ENGAGEMENT WITH GILBERT,  
MCLAUGHLIN, CASELLA ARCHITECTS**

**WHEREAS**, on September 25, 2023, the City Council of the City of Madison, Alabama authorized Resolution No. 2023-311-R executing a Professional Services Agreement (the “Agreement”) with Gilbert, McLaughlin, Casella Architects for professional architectural services for a building proposed in the outfield of Toyota Field; and

**WHEREAS**, pursuant to Resolution No. 2024-100-R, the City Council approved the first amendment to the Agreement to expand the scope of the Agreement to include engineering and design services for the Toyota Field Clubhouse Locker Room; and

**WHEREAS**, pursuant to Resolution No. 2024-307-R, the Council approved the second amendment to the Agreement to approve professional services needed to provide an Early Release Package to support partial site demolition, excavation of the building footprint, and necessary rerouting of utilities within the building footprint excavation limits for the project; and

**WHEREAS**, pursuant to Resolution No. 2024-336-R, the Council approved the third amendment to the Agreement to approve professional services for construction document through project closeout phases for construction of a one-story clubhouse addition and locker room improvements at Toyota Field; and

**WHEREAS**, pursuant to Resolution No. 2024-355-R, the Council replaced the third amendment to the Agreement to approve professional services for the preparation of construction phase documents, bid phase documents, construction administration services, and project closeout phase services for construction of a four-story clubhouse addition and locker room improvements at Toyota Field; and

**WHEREAS**, the City Council authorized Resolution No. 2025-60 to authorize Schematic Design, Design Development, and Construction Documents for (i) Renovation of existing maintenance space into a Visitor Locker Room and (ii) Construction of a new maintenance building; and

**WHEREAS**, the City Council authorized Resolution No. 2025-064-R Construction Document Phase for an Outfield Building consisting of a (i) visitor locker room and (ii) concourse level building; and

**WHEREAS**, the City Council desires that the architect continue the work contemplated in Resolutions 2025-064-R (construction documents for split-level locker room and concourse building) as well as Resolution No. 2024-307-R (early release site work bid package administration); and

**WHEREAS**, the City Council desires to discontinue the scope of services authorized by Resolution No. 2025-60 (professional services to support renovation of maintenance area and construction of maintenance building) as well as Resolution No. 2024-355-R (professional services to support construction of four-story clubhouse addition);

**BE IT HEREBY RESOLVED** by the City Council of the City of Madison, Alabama, that the Mayor and Facilities Director are authorized to take actions necessary to amend and continue the engagement of Gilbert, McLaughlin, Casella Architects as follows:

1. Continue the scope of services dated September 10, 2024, for Construction Document through Project Closeout Phases for the Early Release Package (ERP) Demolition and Excavation.
2. Continue the scope of services dated February 12, 2025, for the Construction Document Phase for the completion of the design and documentation needed to construct the split-level project consisting of a visitor locker room and concourse-level building.
3. Discontinue the scope of services dated October 29, 2024, for the Construction Document through Project Closeout phases for the four-story building design.
4. Discontinue the scope of services dated February 12, 2025, for schematic design through construction documents for renovation of existing maintenance space and a new maintenance building.
5. Obtain a scope of services for bid negotiation and construction administration services for construction of the split-level project consisting of a visitor locker room and concourse-level building and present the new scope of work to the City Council in coordination with the bid process for the project.

**READ, PASSED, AND ADOPTED** at a special-called meeting of the City Council of the City of Madison, Alabama, on this 16<sup>th</sup> day of May 2025.

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*John D. Seifert, II*  
**City Council President**  
**City of Madison, Alabama**



**ATTEST:**

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*Lisa D. Thomas, City Clerk-Treasurer*  
**City of Madison, Alabama**

**APPROVED** this \_\_\_\_ day of May 2025.

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*Paul Finley, Mayor*  
**City of Madison, Alabama**