



City of Grand Island

Tuesday, May 02, 2006

Council Session

Item I4

#2006-151 - Consideration of Bid Award for Construction of Law Enforcement Center

Staff Contact: Steve Lamken

Council Agenda Memo

From: Steven Lamken, Police Chief
Meeting: May 2, 2006
Subject: Law Enforcement Center Construction Bids
Item #'s: I-4
Presenter(s): Steven Lamken, Police Chief

Background

The City Of Grand Island has been working on the design and construction of a new collocated law enforcement center for over a year. The project has proceeded under the review of a collocation committee consisting of representatives from the City Council, Hall County Board, the Police Department, the Sheriff's Office, and a citizen at large. The Council has been provided reviews and updates on the status of the project as it progressed.

Design documents were completed in March of 2006 and the project was advertised for bids that month. Bid opening for the project was April 17, 2006 at City Hall. A total of six bids were received with Chief Construction of Grand Island submitting the lowest bid.

The bids were let with five alternates:

Alternate #1 was the additional costs to construct the additional parking lot using asphalt as the paving material.

Alternate #2 was the additional costs to construct the additional parking lot using concrete as the paving material.

Alternate #3 was the additional costs to use concrete on all drives and parking for the project instead of asphalt.

Alternate #4 was the additional costs to purchase a more expensive brand of lockers for the locker rooms.

Alternate #5 was the deduction of costs to purchase HVAC equipment other than the brand specified in the documents.

Chief Construction's bid for the project was \$7,288,000. This bid includes a \$150,000 contingency for change orders. Allowing for the \$150,000 contingency fund, the estimate

of costs for the project came in under the architect's estimate. Chief Construction's proposal for the alternates is:

- Alternate #1 - \$19,759
- Alternate #2 - \$20,530
- Alternate #3 - \$97,550
- Alternate #4 - \$143,464
- Alternate #5 - \$32,000

The Collocation Committee met on Thursday March 20th and discussed the bid and alternates. The committee voted to recommend awarding the bid for construction to the firm recommended by the project architects. The committee also voted to recommend accepting alternates #2 and #3 for the concrete paving. The committee recommended accepting the architect's recommendations of whether or not to accept alternate #5. The committee did not recommend accepting alternate #4.

Discussion

Wilson/Estes Police Architects have reviewed the bids from Chief Construction and Sampson Construction which was the next lowest bidder. They have spoken to representatives from Chief Construction about the project. It is their recommendation that the City accept the bid of \$7,288,000 from Chief Construction for the project.

The architects have reviewed the five alternates. We also requested the City Public Works Department to review alternates #2 and #3 for cost/benefit. Based upon the recommendations of the architects and the Public Works Department, and the action of the Collocation Committee, we are recommending the Council accept alternates #2 and #3 for concrete paving. The initial costs will be offset by savings on future maintenance.

Wilson/Estes Architects have reviewed the specifications for alternate #5 and discussed this with the project mechanical engineers and also mechanical contractors. The architects are recommending that we do not accept alternate #5 and purchase the equipment specified in the design documents.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the low bid of \$7,288,000 from Chief Construction for the project.
2. Approve the bid of another general contractor for the project.
3. Reject all bids for the project.
4. Approve all alternates.
5. Approved selected alternates that are recommended.
6. Deny all alternates.

Recommendation

City Administration recommends that the Council accept and award the bid of \$7,288,000 to Chief Construction for the project. Approve Alternate #2 for construction of the additional parking lot to be paved with concrete for a cost of \$20,530. Approve Alternate #3 for the paving of all drives and parking in concrete for a cost of \$97,550. Reject Alternative #1 for construction of the additional parking lot to be paved with asphalt for a cost of \$19,759. Reject Alternative #4 for the purchase of more expensive duty lockers. Reject Alternative #5 for the purchase of an alternate brand of HVAC equipment.

Sample Motion

Motion to approve the contract to Chief Construction of Grand Island, Nebraska to construct the new law enforcement center for a bid price of \$7,288,000 and to accept alternative #2 for construction of the additional parking lot to be paved with concrete for a cost of \$20,530 and to accept alternative #3 for the paving of all drives and parking in concrete for a cost of \$97,550 for a total project cost of \$7,406,080.



Dale M. Shotkoski, Assistant City Attorney

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: April 17, 2006 at 2:00 p.m.
FOR: Construction of Law Enforcement Center
DEPARTMENT: Police
ESTIMATE: \$7,216,000.00
FUND/ACCOUNT: Capital 400 Fund
PUBLICATION DATE: March 24, 2006
NO. POTENTIAL BIDDERS: 7

SUMMARY

Bidder:	<u>ConStruct, Inc.</u> Omaha, NE	<u>The Weitz Company, LLC</u> Lincoln, NE
Bid Security:	Merchants Bonding Co.	Federal Insurance Co.
Exceptions:	None	None
Completion Date:	548 Days	395 Calendar Days

Bid Price:	\$7,575,000.00	\$7,835,000.00
Alternative #1 (Add)	\$22,000.00	\$22,600.00
Alternative #2 (Add)	\$26,500.00	\$27,300.00
Alternative #3 (Add)	\$94,400.00	\$94,100.00
Alternative #4 (Add)	\$142,000.00	\$146,100.00
Alternative #5 (Deduct)	\$33,750.00	\$23,300.00

Bidder:	<u>Lacy Construction Company</u> Grand Island, NE	<u>Chief Construction Company</u> Grand Island, NE
Bid Security:	Universal Surety Co.	Fidelity & Deposit Co.
Exceptions:	None	None
Completion Date:	600 Days	365 Calendar Days

Bid Price:	\$7,605,000.00	\$7,288,000.00
Alternative #1 (Add)	\$21,000.00	\$19,759.00
Alternative #2 (Add)	\$26,500.00	\$20,530.00

Alternative #3 (Add)	\$95,500.00	\$97,550.00
Alternative #4 (Add)	\$173,000.00	\$143,464.00
Alternative #5 (Deduct)	\$22,800.00	\$32,000.00

Bidder:	<u>Sampson Construction Co.</u> Lincoln, NE	<u>Central Contracting Corporation</u> Kearney, NE
Bid Security:	Liberty Mutual Ins. Co.	Travelers Casualty & Surety Co.
Exceptions:	None	None
Completion Date:	July 17, 2007	540 Days

Bid Price:	\$7,313,400.00	\$7,534,159.00
Alternative #1 (Add)	\$21,760.00	\$26,000.00
Alternative #2 (Add)	\$25,900.00	\$34,500.00
Alternative #3 (Add)	\$75,200.00	\$139,000.00
Alternative #4 (Add)	\$144,000.00	\$143,000.00
Alternative #5 (Deduct)	\$22,825.00	\$15,000.00

cc: Steve Lamken, Police Chief
Gary Greer, City Administrator
Dale Shotkoski, Purchasing Agent

Robert Falldorf, Police Captain
David Springer, Finance Director
Laura Berthelsen, Legal Assistant

P1078

Wilson Estes Police Architects



5799 Broadmoor
Suite 520
Mission, Kansas 66202

25 April, 2006

Chief Steve Lamken
Grand Island Police Department
131 South Locust Street
Grand Island, Nebraska 68801

**Re: Grand Island / Hall County Law Enforcement Center
Construction Bid Review**

Dear Chief Lamken,

We have reviewed the six bids received April 17, 2006 for the construction of the Grand Island / Hall County Law Enforcement Center. Based on our review, it is our recommendation that the bid of \$7,288,000.00 submitted by Chief Construction of Grand Island, Nebraska be accepted as the lowest qualified bid.

Furthermore, it is our recommendation to accept Alternate No. 2 for the provision of the overflow parking lot paved with portland cement concrete for the additional sum of \$20,530.00 and Alternate No. 3 to provide portland cement concrete paving in lieu of asphalt for the base bid parking lot for the additional sum of \$97,550.00. This we believe will provide higher quality paving resulting in a lower life cycle cost due to the longer serviceable life of the paving and lower routine maintenance cost.

We do not recommend acceptance of Alternate No. 1 for the provision of the overflow parking lot with asphalt paving for the additional sum of \$19,759.00. We believe that Alternate No. 2 is a better value.

We do not recommend the acceptance of Alternate No. 4 for the provision upgraded duty lockers for the additional sum of \$143,464.00. We believe that the additional cost exceeds the value added to the project.

Ph: (913) 384-1115? E-mail: tom@policearchitects.com ? Fax: (913) 384-2292

Grand Island / Hall County Law Enforcement Center
28 April 2006

We do not recommend the acceptance of Alternate No. 5 to accept manufacturers other than Trane for roof top units, temperature controls, and fan powered boxes related to the HVAC system for the deduct sum of \$32,000.00. Not only is it our experience that Trane offers exceptional customer support, more importantly, all of the most critical components that comprise the HVAC system will be provided by a single manufacturer.

In summary, we recommend acceptance of the bid proposal submitted by Chief Construction as follows:

Base Bid	\$7,288,000.00
Alternate No. 2	\$20,530.00
Alternate No. 3	<u>\$97,550.00</u>
Total Contract Sum	\$7,406,080.00

We appreciate the opportunity to be working with you on this project and look forward to the successful completion of the construction. If you have any questions or require any additional information, please let us know.

Regards,
WILSON ESTES POLICE ARCHITECTS

Tom Zahn
Project Manager

RESOLUTION 2006-151

WHEREAS, the City of Grand Island invited sealed bids for Construction of Law Enforcement Center, according to plans and specifications on file with the Grand Island Police Department; and

WHEREAS, on April 17, 2006, bids were received, opened and reviewed; and

WHEREAS, Chief Construction Company of Grand Island, Nebraska, submitted a base bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such base bid being in the amount of \$7,288,000; and

WHEREAS, alternate bids were also requested from each of the bidders for additional options to the construction project; and

WHEREAS, Chief Construction Company submitted a bid in the amount of \$19,759 for Alternate No. 1; a bid in the amount of \$20,530 for Alternate No. 2; a bid in the amount of \$97,550 for Alternate No. 3; a bid in the amount of \$143,464 for Alternate No. 4, and a reduction of \$32,000 for Alternate No. 5.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that:

_____ The base bid of Chief Construction Company of Grand Island, Nebraska, in the amount of \$7,288,000 for the construction of the Law Enforcement Center is hereby approved as the lowest responsible base bid.

_____ The Chief Construction Company bid for Alternate No. 1 – (overflow parking lot) in the amount of \$19,759 is hereby approved.

_____ The Chief Construction Company bid for Alternate No. 2 – (concrete parking lot pavement) in the amount of \$20,530 is hereby approved.

_____ The Chief Construction Company bid for Alternate No. 3 – (Portland cement concrete pavement at parking lot) in the amount of \$97,550 is hereby approved.

_____ The Chief Construction Company bid for Alternate No. 4 – (upgraded duty lockers) in the amount of \$143,464 is hereby approved.

_____ The Chief Construction Company Alternate No. 5 – (alternate brand of HVAC equipment) to reduce the bid price by \$32,000 is hereby approved.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute a contract with such contractor for such project on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, May 2, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk