



**Construction Management, Inc.**

1250 Capital of Texas Hwy. South  
Building III, Suite 400  
Austin, TX 78746  
TEL: 512-329-2176  
FAX: 512-329-2588  
www.vanir.com

September 9, 2015

Brett Williams  
City of Killeen, Executive Director of Community Services  
1700 East Stan Schlueter Loop  
Killeen, Texas 76542

Re: Bid 15-27 Killeen Community Center Renovations  
Recommendation of Contractor Award

Dear Mr. Williams:

On August 25, 2015, 3 bids were received by the City of Killeen for the planned renovations at the Killeen Community Center (Bid 15-27).

The three bidders were:

Mike Stass Services, Inc.  
Vanguard Contractors, LP  
A & L Sanchez Painting and Contractors, Inc.

We have performed our analysis and our recommendation is below.

- Stass' bid reflected the plumbing work only. This represented an incomplete scope of work and was not analyzed further.
- Vanguard and A & L Sanchez's bids reflect the complete scope as indicated on the design documents and were further analyzed.

Vanguard submitted the required Bid Bond at the time bids were due. However, A & L Sanchez did not submit the required Bid Bond at the time bids were due. The bid documents note that bids without a Bid Bond will not be considered – refer to the Specification Section quoted below. We have discussed this situation with the City of Killeen's Purchasing Manager and because of the absence of a bid bond A & L Sanchez's bid is considered non-responsive and cannot be considered.

- **Per Specification Section 00 80 00 Item 6 – 'All bids shall be accompanied by a Bid Bond in the amount of 5% of the bid (based on the greater bid amount) from a Surety Company as a guarantee that the bidder will enter into a contract and execute Performance and Payment Bond within ten (10) days after award by The City of Killeen. Bids without Bid Bond will not be considered.'**

We do not recommend rebidding this project. Our experience shows that unless a design is significantly changed or scope is changed, then a project that is rebid will come in at a higher cost than the first pricing effort. Due to the limited work at the Community Center, and the clearly defined scope, it is difficult to identify scope to reduce that would not significantly affect the project. If we are to proceed with a redesign / rebid, the following should be considered:

- The strong possibility that rebid pricing will be more than the original pricing
- The additional design and contractor procurement times would delay the projected late February 2016 substantial completion. Extending the anticipated substantial completion date could delay the City of Killeen's ability to resume operations and services to the Citizens as shown in the schedule.

Bellevue / Denver / Las Vegas / Los Angeles / Mesa / New Orleans / North Carolina / Oakland / Orange County  
Sacramento / San Bernardino / San Diego / San Francisco / San Jose / San Luis Obispo / Texas / Tucson / Virginia  
Abu Dhabi / Dubai / Saudi Arabia



For your reference, please find attached the Bid Summary that lists the base bid and the bid alternates for each bidder.

Vanir recommends that Vanguard be awarded the project for the Base Bid amount of \$2,014,000.00.

The following additive Bid Alternates should also be included:

Bid Alternate 2 (Demolition of Existing Floor and Install New Sport Court in Gym 137) \$50,400  
 Technical Justification – Existing flooring has deteriorated and it does not provide a suitable surface for athletic activities.

Bid Alternate 3 (Demolition of Existing Floor and Install New VCT in Room 150) \$6,800  
 Technical Justification – Existing flooring has deteriorated and does not project a good image of the Community Center

Bid Alternate 5 (New Canopy / Lighting / Bollards at South Entry) \$98,000  
 Technical Justification – Existing canopy has peeling paint, has insufficient lighting and does not project a good image of the Community Center

The recommended contract value for Vanguard Contractors, LP would be \$2,169,200.00 as shown below.

Base Bid	\$ 2,014,000.00
Alternate 2 (Flooring in Gym 137)	+ \$50,400.00
Alternate 3 (Flooring in Room 150)	+ \$6,800.00
Alternate 5 (New Canopy at South Entry)	+ \$98,000.00
<b>TOTAL RECOMMENDED CONTRACT</b>	<b>\$2,169,200.00</b>

Please indicate as to how the City of Killeen would like to proceed. Please contact me if you have any questions or need additional information.

Sincerely,  
 Vanir Construction Management, Inc.



Rufo Reyes  
 Project Manager

Cc: John Sutton – City of Killeen, Assistant City Manager External Services  
 Gloria Barrera – Vanir, Area Manager  
 Steven Solka – Vanir, Project Director  
 Linda Johnston – LS Johnston Architects  
 Vanir Metrics T519

Attachments: Attachment A – Bid Tab  
 Attachment B – Bid Summary



City of Killeen  
 Bid Tabulation  
 Bid No.: 15-27 Killeen Community Center Renovation  
 Bids Due: August 25, 2015 at 11:00 AM local time

Bidders	Bid Security	AD 1	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6	Alternate 7	Alternate 8	Alternate 9	Calendar Days to achieve SC after NTP	Notes
GC 1: Mike Stass Services, Inc.	Y	N/A	\$ 80,920.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not a General Contractor. Plumbing scope of work only.
GC 2: Vanguard Contractors, LP	Y	Y	\$ 2,014,000.00	\$ 25,200.00	\$ 50,400.00	\$ 6,800.00	\$ 3,000.00	\$ 98,000.00	\$ 14,500.00	\$ 7,900.00	\$ (16,200.00)	\$ 500.00	160	
GC 3: A & L Sanchez Painting and Contractors, Inc.	N	Y	\$ 1,722,681.00	\$ 26,923.00	\$ 50,069.00	\$ 28,910.00	\$ 24,138.00	\$ 87,143.00	\$ 13,920.00	\$ 7,639.00	\$ (34,580.00)	\$ (3,000.00)	240	Bid Bond was not provided with bid during bid opening.

**Descriptions**

- Alternate 1: New east door #100C, new sidewalk, and parking.
- Alternate 2: Demolition of existing floor and new sport court in Gym 137.
- Alternate 3: Demolition of existing floor and new (3) three color VCT in Room 150.
- Alternate 4: Close cell spray-on insulation at existing exterior stucco walls.
- Alternate 5: New Canopy, lighting, bollards at south entry.
- Alternate 6: New wall and overhead door between Rooms 150 and 137.
- Alternate 7: New ceiling security grilles ad Reception 115
- Alternate 8: Delete new stucco wall infill at clearstory windows in Rooms 150 and 137. Provide new 2x6 stud walls (with R-16 insulation and MDF interior finish) from the top of the clearstory windows to the bottom of the steel beams in Room #137.
- Alternate 9: Existing doors to remain at doors #s 104B, 105A, 106, 110, 112A, 113B, 114A, 118A, 118B, 126B, 137A, 143A, 143B, & 150C. Repair the veneer, sand, and refinish the doors. They are also to get new hardware as specified.

- Bid Security: Bid Bond / Cashier's Check
- GC: General Contractor
- AD: Addendum
- NTP: Notice to Proceed
- SC: Substantial Completion



City of Killeen  
 Bid Summary  
 Bid No.: 15-27 Killeen Community Center Renovation

	Vanguard Contractors, LP	Accepted Alternate(s)
<b>Base Bid</b>	\$ 2,014,000	
Alternate 1:	\$ 25,200	
<b>Alternate 2:</b>	\$ <b>50,400</b>	<b>Yes</b>
<b>Alternate 3:</b>	\$ <b>6,800</b>	<b>Yes</b>
Alternate 4:	\$ 3,000	
<b>Alternate 5:</b>	\$ <b>98,000</b>	<b>Yes</b>
Alternate 6:	\$ 14,500	
Alternate 7:	\$ 7,900	
Alternate 8:	\$ (18,200)	
Alternate 9:	\$ 500	
Alternates Total:	\$ 188,100	
<b>Accepted Alternate(s) Total:</b>		\$ 155,200

	A & L Sanchez Painting and Contractors, Inc.	Accepted Alternate(s)
<b>Base Bid</b>	\$ 1,722,681	
Alternate 1:	\$ 26,923	
<b>Alternate 2:</b>	\$ <b>50,069</b>	<b>Yes</b>
<b>Alternate 3:</b>	\$ <b>28,910</b>	<b>Yes</b>
Alternate 4:	\$ 24,138	
<b>Alternate 5:</b>	\$ <b>87,143</b>	<b>Yes</b>
Alternate 6:	\$ 13,920	
Alternate 7:	\$ 7,639	
Alternate 8:	\$ (34,580)	
Alternate 9:	\$ (3,000)	
Alternates Total:	\$ 201,162	
<b>Accepted Alternate(s) Total:</b>		\$ 166,122

**Vanguard Bid Summary**

Base Bid:	\$ 2,014,000
Accepted Alternate(s)	\$ 155,200
<b>Total:</b>	
Base Bid + Accepted Alternate(s) Total:	\$ <b>2,169,200</b>

**A & L Sanchez Bid Summary**

Base Bid:	\$ 1,722,681
Accepted Alternate(s)	\$ 166,122
<b>Total:</b>	
Base Bid + Accepted Alternate(s) Total:	\$ <b>1,888,803</b>

**NOTE:** A & L Sanchez Painting and Contractors, Inc. Bid Bond was not provided with bid during bid opening.

**Alternate Legend:**

- Alternate 1: New east door #100C, new sidewalk, and parking.
- Alternate 2:** **Demolition of existing floor and new sport court in Gym 137.**
- Alternate 3:** **Demolition of existing floor and new (3) three color VCT in Room 150.**
- Alternate 4: Close cell spray-on insulation at existing exterior stucco walls.
- Alternate 5:** **New Canopy, lighting, bollards at south entry.**
- Alternate 6: New wall and overhead door between Rooms 150 and 137.
- Alternate 7: New coiling security grilles ad Reception 115
- Alternate 8:** **Delete new stucco wall infill at clearstory windows in Rooms 150 and 137. Provide new 2x6 stud walls (with R-16 insulation and MDF interior finish) from the top of the clearstory windows to the bottom of the steel beams in Room #137.**
- Alternate 9: Existing doors to remain at doors #s 104B, 105A, 106, 110, 112A, 113B, 114A, 118A, 118B, 126B, 137A, 143A, 143B, & 150C. Repair the veneer, sand, and refinish the doors. They are also to get new hardware as specified.