



Construction Management, Inc.

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October 6, 2015

Jerry Gardner
Fire Chief, City of Killeen Fire Department
201 North 28th Street
Killeen, Texas 76541

Re: Bid 16-01 Killeen New Fire Station No. 9
Recommendation of Contractor Award

Dear Chief Gardner:

On October 1, 2015, four (4) bids were received by the City of Killeen for the construction of Killeen New Fire Station No. 9 (Bid 16-01).

The four (4) bidders were:

- Emerson Construction Company, Inc.
- Chaney-Cox Construction, Inc.
- Lott Brothers Construction Company, Ltd.
- G. Creek Construction

We have performed our analysis and our recommendation is below.

All bidders submitted the Bid Forms as required by the original Contract Documents and the modifications issued under Addendum 1.

Although, the lowest bid received was over the Maximum Allowable Construction Cost (MACC) of \$4,140,000, 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. 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 substantial completion. Extending the anticipated substantial completion date could delay the City of Killeen's ability to provide services to the Citizens as shown in the schedule.

Vanir recommends that Lott Brothers Construction Company, Ltd. be awarded the project for the contract amount of \$4,520,000.00 (base bid).

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



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,

A handwritten signature in black ink, appearing to read 'Rufo Reyes', written over the printed name and title.

Rufo Reyes
Project Manager

Cc: John Sutton – City of Killeen, Assistant City Manager External Services
Cody Simmons – City of Killeen Fire Department, Deputy Chief
Lorianne Revilla – City of Killeen Fire Department, Finance Manager
Gloria Barrera – Vanir, Area Manager
Steven Solka – Vanir, Project Director
Doug Edney – WHJ Architects
Vanir Metrics T524 – Project Files

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



City of Killeen
Bid Tabulation
Bid No.: 16-01 Killeen Fire Station No. 9

Bids Due: October 1, 2015 at 2:00 PM local time

Bidders		Bid Security	AD 1	Base Bid	Alternate 1	Alternate 2	Alternate 3	Calendar Days to achieve SC after NTP	Notes
GC 1:	Emerson Construction Company, Inc.	Yes	Yes	\$ 4,550,000.00	\$ (3,400.00)	\$ (12,000.00)	\$ (8,000.00)	300	
GC 2:	Chaney-Cox Construction, Inc.	Yes	Yes	\$ 4,730,000.00	\$ (3,400.00)	\$ (6,300.00)	\$ (6,500.00)	365	
GC 3:	Lott Brothers Construction Company, Ltd.	Yes	Yes	\$ 4,520,000.00	\$ (4,700.00)	\$ (12,000.00)	\$ (6,500.00)	365	
GC 4:	G. Creek Construction	Yes	Yes	\$ 4,700,000.00	\$ (4,000.00)	\$ (7,500.00)	\$ (7,000.00)	360	

Descriptions

Alternate 1: Section 06 6116 – Solid Surfacing Fabrications.

Alternate 2: Deductive Alternate: In lieu of PVC roof, provide TPO roof as specified in Section 07 5423 - THERMOPLASTIC POLYOLEFIN (TPO) ROOFING.

Alternate 3: Deductive Alternate: In lieu of as shown in the drawings, provide an exterior wall veneer as a combination of stone and stucco with metal parapet cap similar to as shown in Section 5/A8.4.

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.: 16-01 Killeen Fire Station No. 9

Maximum Allowable Construction Cost (MACC): \$ 4,140,000

	Emerson Construction Company, Inc.	Accepted Alternate(s)
Base Bid:	\$ 4,550,000	
Alternate 1:	\$ (3,400)	
Alternate 2:	\$ (12,000)	
Alternate 3:	\$ (8,000)	
Alternates Total:	\$ (23,400)	
Accepted Alternate(s) Total:	\$ -	

	Chaney-Cox Construction, Inc.	Accepted Alternate(s)
Base Bid:	\$ 4,730,000	
Alternate 1:	\$ (3,400)	
Alternate 2:	\$ (6,300)	
Alternate 3:	\$ (6,500)	
Alternates Total:	\$ (16,200)	
Accepted Alternate(s) Total:	\$ -	

	Lott Brothers Construction Company, Ltd.	Accepted Alternate(s)
Base Bid:	\$ 4,520,000	
Alternate 1:	\$ (4,700)	
Alternate 2:	\$ (12,000)	
Alternate 3:	\$ (6,500)	
Alternates Total:	\$ (23,200)	
Accepted Alternate(s) Total:	\$ -	

	G. Creek Construction	Accepted Alternate(s)
Base Bid:	\$ 4,700,000	
Alternate 1:	\$ (4,000)	
Alternate 2:	\$ (7,500)	
Alternate 3:	\$ (7,000)	
Alternates Total:	\$ (18,500)	
Accepted Alternate(s) Total:	\$ -	

Emerson Construction Company, Inc.

Base Bid:	\$ 4,550,000
Accepted Alternate(s)	\$ -
Total:	\$ -
Base Bid + Accepted Alternate(s) Total:	\$ 4,550,000
Over / Under (MACC):	\$ 410,000

Chaney-Cox Construction, Inc.

Base Bid:	\$ 4,730,000
Accepted Alternate(s)	\$ -
Total:	\$ -
Base Bid + Accepted Alternate(s) Total:	\$ 4,730,000
Over / Under Budget:	\$ 590,000

Lott Brothers Construction Company, Ltd.

Base Bid:	\$ 4,520,000
Accepted Alternate(s)	\$ -
Total:	\$ -
Base Bid + Accepted Alternate(s) Total:	\$ 4,520,000
Over / Under Budget:	\$ 380,000

G. Creek Construction

Base Bid:	\$ 4,700,000
Accepted Alternate(s)	\$ -
Total:	\$ -
Base Bid + Accepted Alternate(s) Total:	\$ 4,700,000
Over / Under Budget:	\$ 560,000

Alternate Legend:

- Alternate 1: Deductive Alternate: In lieu of quartz agglomerate, countertops fabricated according to Section 06 6116 – Solid Surfacing Fabrications. Section 06 6116 – Solid Surfacing Fabrications.
- Alternate 2: Deductive Alternate: In lieu of PVC roof, provide TPO roof as specified in Section 07 5423 - THERMOPLASTIC POLYOLEFIN (TPO) ROOFING.
- Alternate 3: Deductive Alternate: In lieu of as shown in the drawings, provide an exterior wall veneer as a combination of stone and stucco with metal parapet cap similar to as shown in Section 5/A8.4.