

BID ANALYSIS

**BID NO. 15-15 – Families In Crisis Homeless Shelter Renovation
#13.04/B-13-MC-48-0020 OPENING March 19, 2015 AT 2:15 P.M.**

PROJECT INFORMATION: conversion by renovation of existing (church) commercial building to a shelter for homeless individuals and families.

This project is for work consisting of:

Renovation of approximately 7,400 s.f. building for the Killeen Homeless Shelter located in Killeen, Texas. The work includes wood framing, drywall, mechanical, electrical, plumbing, fire sprinkler system, food service equipment, site improvements, sidewalks, fencing, earthwork, and utilities.

The property owner is Families In Crisis, Inc. – local Texas non-profit organization with over 24 years of experience owner/operator of facilities and programs assisting battered and abused men, women, children, veterans, and homeless persons. Board President – Dr. Larry Moehnke, email- lmoehnke@hotmail.com; Organization Representatives – William Hall –Director of Operations, telephone – 254.634.1184, email – edficinc@earthlink.net, and Suzanne Armour – Director of Programs, telephone – 254.634.1184, ficinccr@earthlink.net.

The project Architect is Michael W. Marrs Architects, Inc. 3809 General Bruce Drive, Suite 103, Box 8329T, Temple Texas 76502, telephone- 254.778.0087, email - mmarrs@mikemars.com.

The Civil Engineer is Mitchell & Associates, Inc., 102 N. College Street, Killeen, TX 76541, telephone- 254.634.5541, email – mkriegel@mitchell.net

City Staff from Community Development together with the Architect re-worked the bid packet for this project and adjusted the separately identified sections that will be added or deducted from a base bid to ensure a contract award can be made within the available budget. The bid form contained a “base bid” and two (2) alternate deductions identified as Base Bid, and Alternate Deduction #1, and #2 followed by five (5) Alternate Additions identified as Alternate Addition #1A, #1B, #2, #3, and #4. The bidder must complete the bid form including bid amounts for the base bid and each alternate listed. This methodology allows for one or more “portions” of the project to be completed with the funding available.

The contract will be awarded for the Base Bid, the ordered alternate deductions, and then the ordered alternate additions - up to the available budget, plus funding from Families In Crisis to cover any additional costs.

Additionally, at the request of the Architect, the bid packet included the American Institute of Architects (AIA) Contractor Qualification Statement form (A305).

DRAWINGS and SPECIFICATIONS:

The drawings and specifications consisted of 611 pages defining the scope of work and civil, architectural, mechanical detail. Clarifications were included to complete the project, as well as the standard requirement for the use of Federal Wage Rates for TX150279 01/02/2015 TX279 for BUILDING CONSTRUCTION PROJECTS (not to include residential construction of single family homes and apartments up to and including 4 stories) for Bell and County Texas.

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PROJECT FUNDING SOURCE (Development and Application):

City of Killeen Community Development Block Grant Program funding – FY 2013 Families In Crisis, Inc. – Homeless Shelter Renovations \$509,803.78 (account #228 0064 495.51-16) and FY 2013-14 City of Killeen Annual Budget and Plan of Municipal Services \$250,000.00 (account # 010-9503-491.44-84), and other “private” funding made available from Families In Crisis, Inc.

COMPETITIVE BIDDING PROCESS:

The competitive bid packet was developed by the Community Development Division and the Deputy City Attorney. The Invitation to Bid was placed on the City’s purchasing web page via Demand Star, the Electronic State Business Daily, and nine (9) Plans Rooms also received notice of the bid invitation on March 2, 2015.

The *Advertisement for Bids* was published March 1, and 8, 2015 in the Killeen Daily Herald. Questions and clarifications were due to the Purchasing Division, in writing, by 2:00 p.m., March 13, 2015. The bid closed at 2:00 pm March 19, 2015 and all sealed bids received at the Purchasing Division were then taken to Killeen City Hall Council Chambers; opened at 2:15 p.m. and read aloud.

A pre-bid conference was conducted for this project at 10:00 a.m. March 10, 2015 in the Community Development Division Training Room; the project Architect and Engineer, property owners and Community Development Staff conducted the meeting for fifteen (15) attending bidders.

Written requests for clarification and questions were received by the March 15, 2015 due date – **Two (2) Addenda** were issued for this project. The Addenda was posted on the Purchasing “city bids” page; all plan holders on file, were sent - via email - a copy of the addenda.

BID PACKET REQUESTS:

Bid packets were made available via the File Transfer Protocol (FTP) server established under the City’s Internet, due to the total size of the associated project files. A full scale complete set of drawings, specifications, bid forms and conditions were available at the City of Killeen Community Development Department Office located at 802 N. 2nd Street, Building E, Killeen Arts & Activities Center, Killeen, Texas - Monday through Friday, 8:00 a.m. until 5:00 p.m. beginning March 2, 2015 Additionally, the electronically formatted documents were available at the Electronic State Business Daily (ESBD), the Central Texas Chapter of Associated General Contractors (Centex AGC, AGC Austin, and AGS of America), the AMTEK Information Services (Amtekusa), and Construction Data Company (CDCnews), Bidders’ Resource Inc. Construction Software Technologies, Inc. (iSqFt), Virtual Builders Exchange, LLC (BXTX), Dodge Data & Analytics, and CMD – Construction Management Data (formerly Reed Elsevier, Inc.-Reed Business Information). All plan sets and bid packets were available at no charge.

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Plan Holder List

Bid 15-15 Families In Crisis Homeless Shelter Renovation

#13.04/B-13-MC-48-0020 BIDS DUE: March 19, 2015 at 2:00 P.M.

BID PACKET REQUESTS:

Bid packets available via email from the City of Killeen Community Development Division Office located at 802 N. 2nd Street, Building E, Killeen, Texas, Monday through Friday, 8:00 a.m. until 5:00 p.m. The estimate packets are available at NO CHARGE to interested contractors and plans rooms.

The following is a complete list of those contractor businesses and individuals that obtained a bid packet:

Date	Name	Company	Address	Telephone	Email	Plan Room/ Gen. Cont./Sub
3-2	Elaine Hobbs	Centex AGC	Waco, TX	254-772-5400	plans@centexagc.org	PR
3-2	Daniel Matl	Ingenium	11149 Research Blvd. Ste 376, Austin, TX 78759	512-721-0366	dmatl@ingeniumcc.com	GC
3-2	Ricky Pierce	Pierce & Pierce Builders, Inc.	Waco, Tx	254-405-0073	piercepiercebuildersinc.@yahoo.com	GC
3-2	Heather Hope	Virtual Builders Exchange	San Antonio, TX	210-564-6900 xt 133	heather@virtualbx.com	PR
3-2	Karen Allums	RM Rodriguez Construction, LP	5116 S. General Bruce Dr. Suite A Temple, TX 76502	254-742-0102	estimating@rmrodriguezconstruction.com	GC
3-2	Toni Lawson	Dodge Data & Analytics		281-460-5730	Toni.lawson@construction.com	PR
3-2	Evan Echavarry	Rich Services	Belton, TX	254-831-3046	eee@richservicestx.com	Sub
3-3	David Eaton	CMDG-USA		630-288-8343	david.eaton@cmdgroup.com	PR

As of 03/04/2015 10:00 AM

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Date	Name	Company	Address	Telephone	Email	Plan Room/ Gen. Cont./Sub
3-4	Lesley Greer	A&L Sanchez	Killeen, TX		lgreer@a-lsanchezpainting.com	GC
3-5	William Blair/ Michael Marcott	ACTS Inc.	13692 Okalla Rd. Killeen TX	254-518-5500	william@acts1.us	GC
As of 03-06-2015 11:45 am						
3-9	Adam Kent	Tom Wright Const.	Waco TX 76706	254-412-0801	adam@built-wright.net	GC
As of 03-09-2015 1:00 pm						
3-10	Cody Stanley Sally Martinez	Cody Stanley Const. LLC	Holland, TX 76534	254-721-2015	stanleys.construction@gmail.com	GC
3-10	Mike Hughes	CWS Services	Killeen, TX	254-423-3706	mikehughesCWS@gmail.com	Sub
3-10	George Franklin	Franklin Fire Professionals, LLC	Marlin, TX	254-896-5976	george.franklin@franklinfp.com	Sub
3-10	Billy Bartlett	Bartlett Electric	Gatesville, TX	254-702-4419	bartlettelectricinc@yahoo.com	Sub
3-10	Rudy Gonzales	Lockey Heating	Temple, TX	254-541-6930	rgonzales4050@sbcglobal.net	Sub

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Plan Holder List

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#13.04/B-13-MC-48-0020 BIDS DUE: March 19, 2015 at 2:00 P.M.

Date	Name	Company	Address	Telephone	Email	Plan Room/ Gen. Cont./Sub
3-10	Paul Weiss	A-1 Fire & Safety	Waco, TX	254-753-0337	paul@a1fire.net	Sub
3-10	Robert Antis	Bell Air Inc.	Belton, TX	254-939-1141	robert.bellaircond@gmail.com	Sub
As of 03-10-2015 1:00 pm						
3-10	Pancho Flores	PF Concrete Construction LLC	Belton, TX	254-338-0481	pconcreteconstruction@gmail.com	Sub
3-11	Billy Cordova	Cordova Construction Company, Inc.	Nacogdoches, TX	936-564-0485	Billy@cordovaconstructioncompany.com	GC
As of 03-12-2015 10:00 am						

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BIDDER QUALIFICATION SUMMARY: Each bidder is required by federal regulation, to be certified through the Community Development Department office formal Contractor Certification Process (CCP). The Project Architect also requested that the contractor complete a Contractor Qualification Statement (AIA form A305). Since both the CCP and the A305 documents request similar information – the Community Development Department will use the A305 form for completing the necessary certification process. Bidders are required to submit the Contractor Qualification Statement (AIA form A305) form and documentation along with the sealed bid.

No plan holders were listed as recently (in the most recent two years) approved through the Community Development CCP process.

BID CLOSING/OPENING:

Sealed bids were received by the Purchasing Division by March 19, 2015, 2:00 p.m. bid closing date and time, which were then opened at 2:15 p.m. at Killeen City Hall, Council Chambers.

Attendees at the bid opening included: David Plouff – A&L Sanchez Painting & Construction, Killeen, Texas; John Urban – RM Rodriguez Construction, Temple, Texas; Neal Rhoden – Built Wright Construction-Tom Wright Construction, Waco, TX; Michael Marrs – Marrs Architects; Dr. Larry Moehnke – President, Suzanne Armour-Director of Programs - Families In Crisis, Inc.; Rosalind Graves-Mills, Killeen Senior Purchasing Specialist, Leslie Hinkle, Community Development Executive Director, and Cinda Hayward, Community Development Programs Manager.

The bid tabulation is as follows:

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BID/PROPOSAL TABULATION

BID #15-15 FAMILIES IN CRISIS HOMELESS SHELTER RENOVATION
 #13.04/B-13-MC-48-0020 BIDS DUE: MARCH 19, 2015, 2:00 PM

City of Killeen



Contractors Submitting Estimates

*As L Sanchez
 Painter and Const.
 Killeen TX 76541*

*Built Wright Const.
 Tom Wright Construction
 Waco, TX 76706*

Contractor's Estimate		
Base Bid	<i>1,131,723.⁰⁰</i>	<i>1,292,000.⁰⁰</i>
- Alternate Deduct #1	<i>3,300.⁰⁰</i>	<i>2,600.⁰⁰</i>
- Alternate Deduct #2	<i>12,730.⁰⁰</i>	<i>2,300.⁰⁰</i>
+ Alternate Add #1A	<i>15,776.⁰⁰</i>	<i>21,106.⁰⁰</i>
+ Alternate Add #1B	<i>8,494.⁰⁰</i>	<i>17,000.⁰⁰</i>
+ Alternate Add #2	<i>8,050.⁰⁰</i>	<i>9,200.⁰⁰</i>
+ Alternate Add #3	<i>9,411.⁰⁰</i>	<i>7,200.⁰⁰</i>
+ Alternate Add #4	<i>4,135.⁰⁰</i>	<i>8,600.⁰⁰</i>
ADDENDUM # 1 "✓" indicates item attached	<i>not attached ✓</i>	<i>✓</i>
ADDENDUM # 2 "✓" indicates item attached	<i>not attached ✓</i>	<i>✓</i>
BID BOND 5% OF TOTAL AMOUNT OF FULL BID "✓" indicates item attached	<i>✓</i>	<i>✓</i>
AIA A305 Contractor Qualification Statement "✓" indicates statement attached	<i>✓</i>	<i>✓</i>

Clifford

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BID #15-15 FAMILIES IN CRISIS HOMELESS SHELTER RENOVATION
 #13.04/B-13-MC-48-0020 BIDS DUE: MARCH 19, 2015, 2:00 PM

City of Killeen



Contractors Submitting Estimates

	Contractors Submitting Estimates	
	<i>R M Rodriguez Construction Temple, Tx 76502</i>	
Contractor's Estimate		
Base Bid	1,207,700. ⁰⁰	
- Alternate Deduct #1	2,500. ⁰⁰	
- Alternate Deduct #2	2,300. ⁰⁰	
+ Alternate Add #1A	2,000. ⁰⁰	
+ Alternate Add #1B	16,000. ⁰⁰	
+ Alternate Add #2	11,100. ⁰⁰	
+ Alternate Add #3	6,800. ⁰⁰	
+ Alternate Add #4	8,200. ⁰⁰	
ADDENDUM # 1 "✓" indicates item attached	✓	
ADDENDUM # 2 "✓" indicates item attached	✓	
BID BOND 5% OF TOTAL AMOUNT OF FULL BID "✓" indicates item attached	✓	
AIA A305 Contractor Qualification Statement "✓" indicates statement attached	✓	

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#13.04/B-13-MC-48-0020 BIDS DUE: MARCH 19, 2015, 2:00 PM

Bids Opened by: Asulup Jones Hill
Name and Position

Date: 3/19/2015

Witnessed by: Cinda Hayward
Name and Position
CD Program Manager

Date: 3/19/2015

Reviewed by: Alissa B Specialist
Name and Position

Date: 3/23/2015

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Three (3) complete bids were received for the project.

CONCLUSION:

The Families In Crisis, Inc., a Texas non-profit organization, was allocated \$510,564.44 from the FY 2013 Community Development Block Grant (CDBG) during the annual budget process under Ordinance #13-048, and \$250,000 from the FY 2013-14 City of Killeen Annual Budget and Plan of Municipal Services under Ordinance #14-009. After advertising costs are deducted, remaining CDBG and Municipal funds total \$759,803.88.

Families In Crisis, Inc. will be responsible for the remaining funds required in the amount of \$380,716.12 plus additional costs incurred on the project.

Staff recommends that Council award the bid to A&L Sanchez Painting & Construction of Killeen, Texas in the amount of \$ 1,139,963.00 which consists of the base bid of \$1,131,723.00 minus Alternate Deducts #1 and #2 (-\$16,030.00) plus Add Alternates #1A and #1B (+\$24,270.00).

-Alternate DEDUCTION #1: In lieu of asphalt overlay paving per Site Plan sheet C 102-Note 2.1, PROVIDE paving overlay only at the two TAS parking spaces along with striped area.

- Alternate DEDUCTION #2: Delete 6" of new roof insulation in lieu of 12" shown.

+ Alternate ADDITION #1A: ADD - Install ceramic tile on all floors in Bath 112, Bath 113, Men 115, Women 116, Toilet 131 and 132, Refer to Specification Section 09310-Ceramic Tile.

+Alternate ADDITION #1B: ADD - Install ceramic tile on all walls in Bath 112, Bath 113, Men 115, Women 116, Toilet 131 and 132. Install wall tile to 8'-0"; Refer to Specification Section 09310-Ceramic Tile.

Bids reviewed by: Cinda Hayward, CD Program Manager; Celeste Sierra, CD Specialist.

Prepared by: Cinda Hayward, CD Programs Manager, Community Development Department