

BID ANALYSIS

BID NO. 17-16 – Girl Scouts of Central Texas Killeen Service Center Rehabilitation Project
#16.03/B-16-MC-48-0020 OPENING: AUGUST 30, 2017 2:00 PM

PROJECT INFORMATION: rehabilitation of the exiting Girl Scouts of Central Texas Killeen Service Center, located at 2909 Lake Road, Killeen, Texas.

This project is for work consisting of:

Facility improvements including remodeling of existing facility, ADA restrooms, plumbing, electrical, HVAC, windows, roof, masonry patching, demolition of asphalt parking and installation of concrete improvements to include sidewalk.

City Staff from Community Development produced a bid packet consisting of bidding requirements consistent with procurement policies of the City, State, and Department of Housing and Urban Development. The objective was to achieve complete rehabilitation of the structure through a base bid then adding each alternate addition to ensure a contract award can be made within the available budget. The bid form contained a base bid and four alternate additions. This methodology allows for inclusion of all components within the base bid then adding each alternate, in successive order, to arrive at a total bid amount within the available funding; the bid will be awarded on a total lump sum contract.

As a requirement of the Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding – the bidder is required to complete a contractor certification to affirm eligibility of receipt of federal contracts or be previously certified under this process.

DRAWINGS and SPECIFICATIONS:

The drawings and specifications consisted of 265 pages defining the scope of work and conditions and 13 pages of scaled drawings applicable to complete the project. Standard project requirements call for the use of Federal Wage Rates for TX170279 06/09/2017 TX279 for Building Projects in Bell County, Texas.

The project Architect is Dana Hudson of Hudson Architecture, LLC of College Station, Texas.

PROJECT FUNDING SOURCE (Development and Application):

City of Killeen Community Development Block Grant Program funding – FY 2016-17(account #228 0067 495.51-66) \$208,873.90. Additional costs for the project above the approved budget will be the responsibility of the Girl Scouts of Central Texas.

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COMPETITIVE BIDDING PROCESS:

The Invitation to Bid was placed on the City's purchasing web page via Demand Star, the Electronic State Business Daily, and six (6) Plans Rooms also received notice of the bid invitation on Aug 7, 2017.

The *Advertisement for Bids* was published August 6 and 13, 2017 in the Killeen Daily Herald. Questions and clarifications were due to the Purchasing Division, in writing, by 3:00 p.m., August 22, 2017. The bid closed at 2:00 pm August 30, 2017 and all sealed bids received at the Purchasing Division were taken to Killeen City Hall Council Chambers and opened and read aloud at 2:15 p.m.

A required pre-bid conference was conducted for this project at 10:00 a.m. August 16, 2017 in the Killeen City Hall Council Chambers with 15 contractor representatives attending. Prime contractors identified at this meeting included Pearson Construction of Waco, Cody Stanley Construction of Holland, A&L Sanchez Painting and Construction of Killeen, and K. Tillman Construction of Dallas. The remaining 9 attendees were subcontractors from the central Texas area.

Written requests for clarification and questions were received by the August 22, 3:00 p.m. due date – **Two (2) Addenda** were issued for this project. Addendum #1 provided answers to questions posed by interested bidders regarding accessing the drawings and specifications and the Architect/Engineer's project estimate. Addendum #2 provided answers to questions posed by interested bidders during the pre-bid meeting and via electronic transmission (email). The Addenda were posted on the Purchasing "City Bids" page; all known plan holders were sent - a copy of the addenda - via email.

BID PACKET REQUESTS:

Bid packets were made available via the City's Purchasing web page (City Bids) with a printed set of the specifications, bid forms and conditions available at the 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. The electronically formatted documents were also made available at the Electronic State Business Daily (ESBD); the Central Texas Chapter of Associated General Contractors (Centex AGC); AMTEK Information Services (Amtekusa); Dodge Data & Analytics, Construction Data Company (CDCnews); Construction Software Technologies, Inc. (iSqFt); Virtual Builders Exchange, LLC (BXTX); and ConstructConnect™, Onvia /DemandStar and IonWave E-bid. All plan sets and bid packets were available at no charge.

The following is a list of known plan holders for this bid:

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Plan Holder List

GIRL SCOUTS OF CENTRAL TEXAS-KILLEEN SERVICE CENTER REHABILITATION PROJECT

#16.03/B-16-MC-48-0020 BIDS DUE: AUGUST 30, 2017 at 2:00 P.M.

Mandatory Pre-Bid Meeting: August 16, 2017, 10:00 AM Killeen City Council Chambers 101 N. College Street, Killeen, TX 76541

BID PACKET REQUESTS:

Estimate 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. beginning August 7, 2017. The bid 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	Contact Person	Company Name and Address	Phone Number	E-Mail Address	Plan Room/ Gen Cont./ Sub Cont.
8-7-17	Ginger Ritchison Elaine Hobbs Centex AGC	Centex AGC Waco, TX	254-772-5400	ginger@centexagc.org plans@centexagc.org	PR
8-7-17	Heather Hope	Virtual Builders Exchg, LLC San Antonio, TX	210-564-6900 X133	heather@virtualbx.com	PR
8-7-17	Amy Dubin	CMD-Construction Data Mgt Norcross, GA	630-288-8137	amy.dubin@reedbusiness.com	PR
8-7-17	John Rugh	Amtek USA Austin, TX	512-323-0508	john@amtekusa.com	PR
8-7-17	Leticia Crowden	Dodge Data Analytics Arlington, TX	817-527-5244	leticia.crowden@construction.com	PR

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GIRL SCOUTS OF CENTRAL TEXAS-KILLEEN SERVICE CENTER REHABILITATION PROJECT

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Date	Contact Person	Company Name and Address	Phone Number	E-Mail Address	Plan Room/ Gen Cont./ Sub Cont.
8-8-17	Lesley Greer	A&L Sanchez Painting and Construction, Inc. Killeen, TX	254-213-1197	lgreer@a-sanchezpainting.com	Gen Cont.
8-8-17	Cameron Kendrick	Pearson Construction, Inc. Waco, TX	254-772-2737	cameron@pci-gc.com	Gen Cont.
8-8-17	Toni Lawson	Dodge Data & Analytics	281-460-5730	tonilawson@construction.com	PR
8-15-17	Yakira Braden	K. Tillman Construction LLC Dallas TX 75219	773-771-4166	yakira@ktillmanconstruction.com	Gen Cont
8-15-17		RM Rodriguez			

As of 8-11-17 5:00 pm

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Date	Contact Person	Company Name and Address	Phone Number	E-Mail Address	Plan Room/ Gen Cont./ Sub Cont.
8-16-17	Paul Beard	Seneca Mechanical Harker Heights, TX	254-213-9605	pbeard@seneca-mechanical.com	Sub
8-16-17	Cody Stanley	Cody Stanley Construction Holland, TX	254-721-2015	stanleys.construction@gmail.com	Gen Cont
8-16-17	Mike Rogers	Killeen Glass & Mirror, Inc Killeen, TX	254-526-4157	mrogers@killeenglass.com	Sub
8-16-17	Jason Miller	Lone Star Grading & Materials, LLC	254-947-0149	jason.miller@lonestargrading.com	Sub
8-16-17	Derek Green	Wessels Construction, LLC Green's Flooring	254-423-3475	greenderek72@yahoo.com	Sub

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GIRL SCOUTS OF CENTRAL TEXAS-KILLEEN SERVICE CENTER REHABILITATION PROJECT

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Date	Contact Person	Company Name and Address	Phone Number	E-Mail Address	Plan Room/ Gen Cont./ Sub Cont.
8-16-17	Lesley Greer	A-L Sanchez Painting & Construction Killeen, TX	254-213-1197	lgreer@a-sanchezpainting.com	Gen Cont
8-16-17	Yakira Braden	K. Tillman Construction, LLC Dallas, TX	832-622-3160	yakira@ktillmanconstruction.com	Gen. Cont.
8-16-17	Joe Samford	CF Supply, Inc. Waco, TX	254-757-1245 254-749-0370	joe@cfsupplyinc.com	Sub
8-16-17	Blake Wessels	Wessels Construction, LLC	254-371-4002	bwessels@yahoo.com	Sub
As of 8-16-17 5:00 pm					
As of 8-17-17 4:00 pm					
Updates and corrected information in RED					

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BIDDER QUALIFICATION SUMMARY: Each bidder is required by federal regulation, to be certified through the Community Development Department formal Certified Contractor Application Process (CCAP).


(2) prime contractor plan holders were previously certified through the Community Development Department – A&L Sanchez Paining and Construction and Cody Stanley Construction.

BID CLOSING/OPENING:

Sealed bids were received by the Purchasing Division by August 30, 2017, 2:00 pm 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: Dana Hudson, Hudson Architecture, LLC, Jimmy Rodriquez, A&L Sanchez Painting & Construction, Randy Jimenez, Purchasing Manager and Cinda Hayward, CD Programs Manager – both of the City of Killeen.

The bid tabulation is as follows:

BID/PROPOSAL TABULATION				
BID #17-16 GIRL SCOUTS OF CENTRAL TEXAS KILLEEN SERVICE CENTER REHAB PROJECT				
#16.03-B-16-MC-48-0020		BIDS DUE: AUGUST 30, 2017 2:15 PM		
Contractor's Submitting Bids/Proposals				
	A&L Sanchez Painting & Construction Inc. <i>W. Killeen</i>			
DESCRIPTION				
improvements including remodeling of existing CMU facility, ADA restrooms, plumbing, electrical, HVAC, windows, roof, masonry patching, demolition of asphalt parking and installation of concrete improvements to include sidewalk	445,835 ⁰⁰			
BASE BID AMOUNT				
ADD Alternate #1 Bid Amount	\$ 9,198 ⁰⁰			
ADD Alternate #2 Bid Amount	\$ 34,690 ⁰⁰			
Add Alternate #3 Bid Amount	\$ 63,037 ⁰⁰			
Add Alternate #4 Bid Amount	\$ 50,565 ⁰⁰			
TOTAL AMOUNT BID Base Bid and Alternates	\$ 603,325 ⁰⁰			
Addendum #1 <small>*✓ indicates attached and executed</small>	✓			
Addendum #2 <small>*✓ indicates attached and executed</small>	✓			
Bid Bond <small>*✓ indicates attached and executed</small>	✓			
KCDD Contractor Certification Application <small>*✓ indicates attached</small>				

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BID/PROPOSAL TABULATION

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#16.03-B-16-MC-48-0020 BIDS DUE: AUGUST 30, 2017 2:15 PM

Bids Opened by: *Clifford CD Program Mgr* Date: 8/30/17
Name and Position

Witnessed by: *Randy Jimenez* Date: 30 AUG 17
Name and Position

Reviewed by: *[Signature]* Date: 8/31/2017
Name and Position

*Final
Out 8/31/17*

Initials *CA*

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The following bid was received for the project:

A&L Sanchez Painting and Construction - \$603,325.00 which includes \$445,835.00 for the base bid, plus Additional Alternates #1-\$9,198.00, plus #2-\$34,690.00, plus #3-\$63,037.00, plus #4 - 50,565.00.

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CONCLUSION:

The total amount bid exceeds the available project budget.

Staff recommends City Council reject the bid submitted for #17-16.

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

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