



City of Killeen

Legislation Text

File #: RS-23-076, **Version:** 1

Consider a memorandum/resolution awarding Bid No. 23-27, Killeen Community Center and Senior Center Expansion & Renovation, to HCS Inc., in the amount of \$7,416,835.00.

DATE: May 2, 2023

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: Authorize the award of Bid No. 23-27, Killeen Community Center and Senior Center Expansion & Renovation, to HCS Inc., in the amount of \$7,416,835.00.

BACKGROUND AND FINDINGS:

This project was included in the Capital Improvement Plan as a project in 2020 as a result of deficiencies found during a structural assessment of the Bob Gilmore Senior Center that occurred in 2019. This project includes expansion of the Rosa Hereford Community Center and remodeling of the existing floor space to include the Senior Center needs that were once in the Bob Gilmer Senior Center.

The project includes a base bid for the overall project remodel and expansion. In addition, there are four bid alternates for bid prices for items that are expected to be added to the project scope. The alternate items include: 1.) pickle ball courts to be added to the facility, 2.) a new covered outdoor seating area adjacent to the updated building, 3.) new kitchen industrial equipment and installation, and 4.) a retractable divider curtain between the gymnasium and the adjoining multipurpose room.

Randall Scott Architects, Inc., provided professional services for design and bids. Subsequently, the city published and received bids for the Killeen Community Center and Senior Center Expansion and Renovation on March 16, 2023. The bids were opened and read aloud through zoom online video conferencing and are as follows:

Bidders	Total Bid Amount
HCS Inc.	\$7,416,835.00
National Native American Construction Inc.	\$7,936,524.38

THE ALTERNATIVES CONSIDERED:

1. Reject all bids and do not move forward with the construction of the Killeen Community Center and Senior Center Expansion and Renovation Project
2. Award Bid 23-27 to HCS Inc. for the construction of the Killeen Community Center and Senior Center

Expansion and Renovation Project, in the amount of \$7,416,835.00.

Which alternative is recommended? Why?

Alternative 2 is recommended because:

- a. HCS Inc. is the lowest responsible bidder.
- b. Randall Scott Architects, the design engineering firm on this project, reviewed and recommended the contract be awarded to HCS Inc., in the amount of \$7,416,835.00.
- c. This is the second bidding for this project. The City received no bids the first time this project was advertised. Since the initial time of bidding the construction market has experienced an unprecedented amount of increase in prices for construction. If the City were to choose to rebid the project for a third time, there would be an expected increase in prices.

CONFORMITY TO CITY POLICY:

The project conforms to all State and City purchasing policies.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The total cost for construction of the Killeen Community Center and Senior Center Expansion and Renovations Project is \$7,416,835.00.

Is this a one-time or recurring expenditure?

This is a one-time expenditure.

Is this expenditure budgeted?

Yes, \$1,495,095.73 is being funded through Community Development Block Grant (CDBG) Fund account 228-3250-426.50-86, and the remainder of \$5,921,739.27 is being funded through the Governmental CIP Fund account 349-8930-493.69-03.

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

Yes, upon approval of amendment to Annual Action Plans for CDBG Funding.

RECOMMENDATION:

Staff recommends that the City Council award Bid 23-27 to HCS Inc., for the construction of the Killeen Community Center and Senior Center Expansion and Renovation Project in the amount of \$7,416,835.00, authorize the City Manager or his designee to enter a contract with HCS Inc., and authorize the City Manager

to execute any and all changes within the amounts set by state and local law.

DEPARTMENTAL CLEARANCES:

Finance
City Attorney

ATTACHED SUPPORTING DOCUMENTS:

Bid Proposal
Bid Tab
Certificate of Interested Parties