

**BOCC APPROVAL MAY 10, 2017**

**BOARD OF BIDS AND CONTRACTS MAY 4, 2017**

**2. RONALD REAGAN BUILDING PHASE 2 -- OPERATIONS SUPPORT SERVICES**

**FUNDING -- ACQ/RENO IRS BUILDING**

(Request sent to 242 vendors)

RFB #17-0038 S/C #8000107333

	Graycon Building Group, Inc.	Bauer & Son Construction	Compton Construction Services, LLC
Base Bid	\$1,410,141.00	\$1,365,000.00	\$1,343,600.00
Days to Substantial Completion	160	170	180
Days to Final Completion	20	10	20
Total Calendar Days	180	180	200
Acknowledge Addenda	Yes	Yes	Yes
Bid Bond	Yes	Yes	Yes
	Commerce Construction Services, Inc.	The Law Company, Inc.	Vogts Construction Company
Base Bid	\$1,510,000.00	\$1,436,000.00	\$1,458,253.00
Days to Substantial Completion	280	180	265
Days to Final Completion	20	10	21
Total Calendar Days	300	190	286
Acknowledge Addenda	Yes	Yes	Yes
Bid Bond	Yes	Yes	Yes
	Dondlinger & Sons Construction Co., Inc.	<b>Key Construction, Inc.</b>	
Base Bid	\$1,485,000.00	<b>\$1,337,800.00</b>	
Days to Substantial Completion	250	<b>166</b>	
Days to Final Completion	30	<b>14</b>	
Total Calendar Days	280	<b>180</b>	
Acknowledge Addenda	Yes	<b>Yes</b>	
Bid Bond	Yes	<b>Yes</b>	
No Bids	Zernco, Inc.	Sauerwein Construction Co., Inc.	Van Asdale Construction
	Snodgrass & Sons Construction	Icon Structures, Inc.	Sky Contracting Co., Inc.
	Rock Construction	Multicon, Inc.	Bauer & Son Construction

**BOCC APPROVAL MAY 10, 2017**  
**BOARD OF BIDS AND CONTRACTS MAY 4, 2017**

On the recommendation of Kimberly Bush, on behalf of Operations Support Services, Richard Powell moved to **accept the low bid from Key Construction, Inc. in the amount of \$1,337,800.00**. Linda Kizzire seconded the motion. The motion passed unanimously.

This project is for building renovations of floors 4 - 6 to include same finishes as floors 1-3. Appraiser, Aging, GIS, and COMCARE Administration will be moving their operations into the building after renovation work is completed.

**Questions and Answers**

Linda Kizzire asked: "Who did the remodel work for floors one (1) through three (3)?"

Tania Cole (Project Services Program Manager) answered: "Commerce Construction was the general contractor for floors one (1) through three (3)."

Talaya Schwartz asked: "How close did this come to the original budget that was setup for this?"

Tania Cole answered: "The low bid that we received from Key Construction is under what our cost estimates were for the construction."

Richard Powell asked: "What all is involved in the renovations?"

Tania Cole answered: "On floors four (4) and five (5) we are going to be taking down some walls and adding some walls. Those floors were very cut up in the way that the layout is. So to get a floor plan that would meet the Appraiser's needs and Aging needs we were having to take down some walls and add some walls. There is a lot more construction involved with floors four (4) and five (5) than there is floor six (6). We tried to stay, as much as we possibly could, within the current confines with how the current floor space is now in that building. We are doing the same finishes."

Linda Kizzire asked: "Are there is going to be some lease savings from Appraiser, Aging and COMCARE moving over there?"

Tania Cole answered: "You are correct. I can't give you an exact amount, but yes there will be some lease savings there."

Tom Stolz asked: "All of those are currently leasing space?"

Tania Cole answered: "Correct."

Talaya Schwartz asked: "The 180 day construction timeline, is there any concern with that?"

Tania Cole answered: "No. Our estimate was five and a half months, so that is right in line with that."

Jennifer Dombaugh asked: "Were there a lot of change orders on the first phase? Are those taken into consideration with this number?"

Tania Cole answered: "There was. No they are not taken into consideration with this number."

Jennifer Dombaugh asked: "Have we used Key Construction before?"

Tania Cole answered: "We're using Key Construction right now on the INTRUST Bank Arena project."

**BOCC APPROVAL MAY 10, 2017**

**BOARD OF BIDS AND CONTRACTS MAY 4, 2017**

Tom Stolz asked: "Commerce Construction put a bid in also higher than Key Construction. Is there any benefit analysis of having the same contractor finish the building versus going with a separate contractor for a second phase?"

Tania Cole answered: "I think there certainly is. I don't know if that's in our policy to award the bid to someone that would have that experience versus the low bid. I'd refer to Legal on that."

Tom Stolz asked: "Misha, are we locked in to low price, period?"

Misha Jacob-Warren answered: "Since this is an RFB and because it is construction that is over \$25,000, we are locked in to the lowest bid."