

BOCC APPROVAL AUGUST 19, 2020

4. SEDGWICK COUNTY COURTHOUSE - DISTRICT ATTORNEY 2ND & 3RD FLOOR REMODEL -- PROJECT SERVICES

FUNDING -- PROJECT SERVICES

(Request sent to 256 vendors)

RFB #20-0030 Contract

	Dondlinger & Sons Construction Co, Inc.	Harman Huffman Construction Group Inc.	Commerce Construction Services Inc.	Conco Inc.
Lump Sum, Base Bid	\$671,700.00	\$611,152.00	\$674,000.00	\$772,905.00
Unit Price, for Each Cable Splice for IT closet 203	\$163.00	\$170.00	\$165.00	\$150.00
Days to Substantial Completion	160	200	165	182
Days to Final Completion	15	15	15	28
Total Calendar Days	175	215	180	210
Acknowledge Addenda	Yes	Yes	Yes	Yes
Bid Bond	Yes	Yes	Yes	Yes
	Van Asdale Construction Inc.	Bauer & Sons Construction Company, Inc.	Multicon Inc.	Compton Construction Services LLC
Lump Sum, Base Bid	\$708,000.00	\$701,100.00	\$781,572.00	\$662,200.00
Unit Price, for Each Cable Splice for IT closet 203	\$165.00	\$162.00	\$155.00	\$173.00
Days to Substantial Completion	150	180	180	210
Days to Final Completion	20	20	20	30
Total Calendar Days	170	200	200	240
Acknowledge Addenda	Yes	Yes	Yes	Yes
Bid Bond	Yes	Yes	Yes	Yes
No Bid	ABI Construction, LLC	Accel Construction LLC	Accu-Steel Fabric Covered Building	Bell Welding Co.
	Blair Construction, Inc.	Briggs Basement Foundation Repair	Building Pro	Burns Boys Commercial Contractors
	Craig Sharp Homes, Inc.	Denzel Pearce & Sons Construction	Dubois Consultants, Inc.	Evans Building Co., Inc.
	Fall Creek Builders	G & G Dozer	Gordon Construction, LLC	Hentzen Contractors, Inc.
	Impact Construction	Jakub's Ladder, Inc.	Kraybill Associates	Larry Cook Construction, LLC
	Legacy Building Solutions, LLC	McDonald Concrete & Construction	Milestone Construction	Murray & Sons Construction Co., Inc.
	New Windows for America, LLC	Pac-Van, Inc.	Sauerwein Construction Co., Inc.	Stringer Remodeling
	The Best Home Guys	Tru-Building, Inc.	Utility Consultants, Inc.	Wildcat Construction Co., Inc.
	Wohler Custom Woods, LLC			

On the recommendation of Lee Barrier, on behalf of Project Services, Ellen House moved to **accept the bid from Compton Construction Services LLC in the amount of \$662,200.00 and establish unit pricing as shown above.** Randy Bargdill seconded the motion. The motion passed unanimously.

The District Attorney 2nd & 3rd Floor Remodel consists of renovating 12,300 square feet of office space on the west side of the main courthouse at 525 N. Main Street. The scope of work includes demolishing the existing area and installing new metal stud and gypsum walls, a mixture of new and re-used acoustical ceiling tiles, carpet and vinyl flooring, and new and salvaged doors and hardware. The renovated area will provide workspaces for the IT and Finance teams, as well as, the charging, appellate, traffic, and trial attorneys. Support spaces such as a war room, conference room, library, finance workroom, multiple areas of storage, break spaces, restrooms, and facility support areas are being provided.

Notes:

The low bidder is currently involved in another county project.

Questions and Answers

Russell Leeds: Can you speak to the specifics of why Compton Construction is the lowest and best bid relative to what is obviously seen as the lowest bid from Harman Huffman?

Andrew Dilts: The vendor with the lowest bid is currently involved with another project we've had delays with. Until those delays are evaluated, at this time I'd recommend moving forward with Compton.

Russell Leeds: Do we have a potential start time on the 2nd and 3rd floor remodel or is that subject to other conditions?

Andrew Dilts: Yes, subject to as quickly as we can move along. We'll issue a Notice to Proceed after we pass here and then BoCC.

Russell Leeds: Is there anyone else present in this room relative to this item?

Andrew Dilts: Not that I'm aware of.

Anna Meyerhoff: So back to the low bid for Harman Huffman, have we used the low bidder before on other projects and not had delays?

Andrew Dilts: We have. I can't speak to whether or not there had been delays. I can tell you on previous projects there have not been delays to this extent.

Anna Meyerhoff: How long would it take to evaluate the delays on the current project? It's a \$51,000.00 difference. That's a large amount of money.

Andrew Dilts: The Bid Opening for this was back in May and we tried to vet this and the bid has since expired. We've had to refresh some of the low bids and because we still haven't resolved this, and I don't know when that's going to be, my recommendation is to just move forward with the next lowest bid.

Anna Meyerhoff: So it's an importance of timing?

Andrew Dilts: Correct.

Russell Leeds: Moving forward with Compton would represent the lowest best bid because they are prepared to start? That's what I'm trying to get at is why it makes them the best.

Andrew Dilts: They are the best based on the difficulties we've had with the lowest bidder. The delays we incurred have increased stress on staff within our own department, as well as the departments the vendor is working with or the location the vendor is working on, as well as moving other departments around after the construction is complete and the leases we are renewing and investing money. That's why I would like to recommend Compton for this project.

Russell Leeds: So it's your estimation the \$51,000.00 difference is offset by the additional costs we are incurring on the current project that continues to delay and delay?

Andrew Dilts: Correct and with no end in sight at this point.

Anna Meyerhoff: Have we used Compton Construction before?

Andrew Dilts: We have.

Anna Meyerhoff: Have we been happy with their work and met timeline?

Andrew Dilts: Correct.

Randy Bargdill: Are we dissatisfied with Harman Huffman, quality of their work?

Andrew Dilts: Not necessarily the quality of their work but until everything is evaluated and vetted and we have a third party involved that is helping us with the evaluation of the delays, until that is finalized, it's a little questionable on the result of how the next project is going to go. I'd like to get this current project resolved prior to recommending them for another one.

Mike Fessinger: I'll weigh in briefly on this. As you know, you have wide latitude to select who you wish to select as long as you have a rational basis for doing so, so long as your decision today isn't arbitrary or oppressive or fraudulent, you can safely choose any of these bidders. I think Mr. Dilts has provided sufficient information for you to select Compton if you wish, although obviously you are not bound by his recommendation or mine for that matter. You can make the decision as you see fit.