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**PARKS, RECREATION & FACILITIES
MANAGEMENT**

Dean R. Gazza, Director

1819 East Witzke Boulevard
Appleton, Wisconsin 54911-8401
(920) 832-5572 FAX (920) 993-3103
Email - dean.gazza@appleton.org

TO: Finance Committee

FROM: Dean R. Gazza, Director of Parks, Recreation and Facilities Management

DATE: 12/13/2016

RE: Action Item: Approval of Bid Packages and project related expenses into the Guaranteed Maximum Price Amendment to Miron Construction for the Fox Cities Exhibition Center for a contract not to exceed \$5,585,083.

Action Item: Reject bids from Applied Flooring Solutions, Braun Thyssen Krupp Elevator, and LLC. and Schindler Elevator Corporation for not meeting and/or following bidding requirements.

The delivery method utilized for this project is Construction Manager at risk (CM) and varies from the traditional design-bid-build delivery method traditionally used when time is not a project constraint. In this method, the CM is hired as the Owner's agent and contracts directly with sub-contractor(s) in an "at-risk" position. All work is publicly bid to comply with state bidding laws. Once the lowest qualified bidder is determined, the sub-contractor(s) contracts with the CM to complete the work. The CM provides a guaranteed maximum price in which any costs above this are the risk of the CM. The City only pays for the actual costs of the work completed (up to the maximum guarantee) and any change orders if there is a scope change.

It is currently anticipated that the project will include five (5) bid packages. Future bid packages will be incorporated via a change order to the initial contract with the CM.

On December 6, 2016, bids were opened for Bid Package #2 which includes site utilities, concrete, structural steel for exhibition space, and conveyance (elevators/escalators). We received multiple bids as provided below and recommend proceeding with the lowest responsible bidder:

Site Utilities: Scott DeNoble & Sons Construction, Inc.

Contractor	Bid
Scott DeNoble & Sons Const., Inc.	\$310,628
Vinton Construction Company	\$373,154

Steel: Merrill Iron & Steel, Inc.

Contractor	Bid
Merrill Iron & Steel, Inc.	\$710,000
MATHFAB	\$907,598

Concrete: Miron Construction Co., Inc.

Contractor	Bid	Notes
Miron Construction Co, Inc.	\$3,673,098	
CG Schmidt, Inc.	\$5,281,000	
Applied Floor Solutions	\$30,250	Incomplete Bid

Conveyance: No bid accepted. Conveyance will be re-bid. Bidders did not attend the mandatory pre-bid meeting as required by the specifications.

Contractor	Bid	Notes
Braun Thyssen Krupp Elevator, LLC.	NA	Bid not opened – did not attend mandatory pre-bid meeting.
Schindler Elevator Corporation	NA	Bid not opened – did not attend mandatory pre-bid meeting.

This Change Order Amendment also includes accepting Alternate #2 and #3 that was bid in Bid Package #1 for \$45,320 and \$82,500 to Calnin & Goss. Alternate #2 was to provide a cost for 10,000 additional cubic yards of fill to be excavated and hauled off site. Final calculations indicate that we will require this. Alternate #3 was for increased sheet pile size versus increased concrete wall widths. It was determined during engineering of foundations and exterior walls that accepting this alternate was the most cost effective solution of the two solutions being considered.

In addition, insurance and performance/payment bonds currently total \$128,557. This includes insurance and bonds for both the Amendment and Change Order #1 to the contract based on a percentage cost.

Additionally, allowances for plan reproductions, permit fees, and general requirements (security fencing, temporary power, traffic control, project utilities, etc.) are allocated into the contract for the value of \$634,980. These have all been budgeted previously for the project and any unused allowances will be returned to the Owner at the completion of the project.

While we have had some variation with some of the bids received to date, overall bid package #2 has come in as anticipated and the project remains on budget.

Please feel free to contact me at 832-5572 with any questions, or by email at dean.gazza@appleton.org.