

City of Clinton

Agenda Commentary

RE: City Hall Roof and Window Replacement

I was informed that City Council had authorized Joe D. Hall to bid a retrofit/install of a new Metal Roof and Glass Door/Window replacement for City Hall. JDH under contract as City's Construction Manager for the project, accepted bids for the work. (Bids attached in the agenda packet)

Bids total \$392,381 (without insulation alternate)

General Conditions (JDH supervision of the project), Reimbursable items, Bonds, 2% Contingency, and 10% Construction Management Fee, etc.... Total \$533,718. Add Alternate \$46,487.

Total Construction Project \$580,205. (Does not include 7% A/E costs, \$41,000)

Total Project Price..... \$621,205.00

I was unable to gather information regarding the Project Budget (Staff was not aware of the exact projected budget details). Staff and I met with JDH Feb. 10th to review the project specs and bids. JDH was pleased with the pricing.

Project Funding

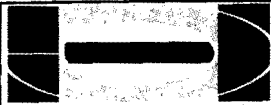
I spoke with City Staff regarding the funding of the project; Government Capital approved the project for funding (lease purchase). It wasn't clear to GC or Staff what terms the City was targeting.

Capital contingency currently has \$600,000 unencumbered. The City recently paid off a lease purchase for the City Hall HVAC project through Government Capital (debt service approx. \$93,000). I do not recommend funding the entire project with our remaining available Capital funds. Rates are currently 4.87% for 5 years. Financing \$450,000, 5 years, debt service approx. \$102,000.

I recommend financing \$450,000 for 5 years. Pay the remaining balance through our City Capital funds. There is no early pay-off penalty. This protects the City for future emergencies. Each year we will evaluate and look to pay down debt early.

Project would take approx. 6 months to complete.

Staff Source: Steve Hewitt, City Manager



JOE D. HALL
 General Contractors, L.L.C.
 P.O. Box 100 580/225-3770
 Elk City, OK 73648 Fax 580/225-3420

PRELIMINARY

1/24/2011

CLINTON CITY HALL - RE ROOF AND WINDOW REPLACEMENT

BID PACKAGE #	SCOPE OF WORK	SUBCONTRACTOR	BID AMOUNT	ALT#1	REMARKS
General Requirements			\$60,000		
1	Retrofit Metal Roof System and Erection (L&M)	Metal Roof Contractors	\$177,600	\$40,500	
2	Aluminum Storefront, Glass/Glazing, Windows (L&M)	Jerry's Glass	\$56,781		
3	General Trades (L&M)	JDH	\$158,000		
	Plan Printing/Distribution	Reimbursable	\$608		
	Concrete Testing/Interior Patching/Demolition/Blinds/Wood Trim	Budget	\$12,000		
	Fire Marshall/Code Compliance				
		SUBTOTAL	\$464,989	\$40,500	
		Builders Risk/Liability/Bond Fee 2.3%	\$10,695		
		Project Contingency 2%	\$9,514	\$932	
		Construction Management Fee 10%	\$48,520	\$829	
				\$4,226	
	12 Bids on 3 Bid Packages = 4/per pkg	TOTAL	\$533,718	\$46,487	
		GMAX TOTAL WITH ALTERNATE #1	\$580,205		

CLINTON CITY HALL
BID DATE: JANUARY 18, 2011 @ 3:00



Bid Package #1: Retrofit Metal Roofing and Erection (L&M)

VENDOR	LABOR	SUBCONTRACT	ALTERNATE #1 INSULATION	REMARKS
*MRC		177,600	ADD 40,500	
ADVANCED ROOF		194,900	ADD 50,000	
BRB		215,000	ADD 61,800	
FORD		302,650	ADD 43,160	

Other Comments: _____

CLINTON CITY HALL
BID DATE: JANUARY 18, 2011 @ 3:00

2

Bid Package #2: Aluminum Storefront, Glass/Glazing, and Windows (L&M)

VENDOR	SUBCONTRACT	REMARKS		
*JERRY'S GLASS	56,781			
GREAT PLAINS	63,200			
FOX	63,429			
GUYMON GLASS	72,454			
GLASS SPECIALTIES	86,600			

Other Comments: _____

CLINTON CITY HALL
BID DATE: JANUARY 18, 2011 @ 3:00



Bid Package #3: General Trades (L&M)

VENDOR	SUBCONTRACT	REMARKS		
*JDH	158,000			
FORD	181,800			
WALDROP	198,625			

Other Comments: _____

