



Agenda Commentary

Item Title/ Subject: Police Rehab Bid Recommendation

Staff Source: City Manager, Steve Hewitt

Date: March 6, 2012

History/Background Information:

Voters approved an extension of our 4th cent sales tax for the construction of a new Fire Station and rehab of the current Police Department. Police Rehab bids were open at the February 21st City Council meeting. Bids were referred back to staff pending review and recommendation. Five (5) bids were entered, with Colony Construction being the lowest.

Subject Summary:

Staff has been working with Architects reviewing bids and references. (See Jeff Weiford's memo regarding his recommendation) Jeff is recommending Colony Construction.

Recommendation:

Staff has no issues with the recommendation from our Architects (Colony Construction bid). Staff recommends the base bid and alternate 1 and 3 (staff can work with the Architect and contractor to find an exterior signage solution, and bring that as a change order at a later date). State law does not allow for any special" local bidder" allowance. City must award the lowest and best bid. No issues found with the Colony Construction bid.

Base Bid \$547,000 Alt #1: \$9,900 Alt#3: \$2,200

Total: \$586,100

Price/Cost: \$586,100 (with Alternate 1 and 3)

See budget attachment. Reviewing sales tax and including a realistic conservative growth in our local economy over the next 8 years, 52% of the .95 cents collected should generate no less than \$5,525,000. I did not include any growth when initially estimating earnings. I have divided costs from each individual area for both Police and Fire projects. (see Debra Blanchard's memo regarding estimated future sales tax revenues)

The Colony bid meets our budget funds. Architects and staff will work with Colony Construction to value engineering some additional savings on the project. Remodel projects (especially with a facility of this age and operation) are always a challenge with unknowns. Nevertheless, the project is funded and ready to begin.



MEMO

DATE: February 28, 2012

TO: Steve Hewitt, City Manager, City of Clinton, Oklahoma
David Crabtree, Police Chief, City of Clinton, Oklahoma

FROM: Jeffrey W. Weiford, AIA, LEED AP BD+C
Vice President

SUBJECT: City of Clinton Police Department Remodel
Bid Recommendation

COPIES: 11106.000/1.6/3.7

I have spoken with David Shaw of Colony Construction several times since the Bid opening. David has been very responsive to my phone calls. Last week I requested Colony provide some cost savings suggestions with prices, which I have attached to this memo. David will be sending additional suggestions from his mechanical and electrical subcontractors still today. I also asked for a qualification statement with references, which is included in the same attachment.

I spoke with Mike Patterson this morning, who was identified as a reference on the largest job listed on the qualification statement. Mike is an architect and has worked with Colony on two projects recently. Mike felt that Colony was a good contractor, easy to work with, and many times Colony came up with recommendations to issues that came up during the course of the work before meeting with the architect. He was happy to give a good recommendation.

Regarding the cost savings measures, we have the following comments:

1. The countertops would remain stainless steel as specified. Changing the cabinets to a factory painted finish with a stainless-steel countertop and saving \$12,596 may be worth pursuing. If new metal cabinets were needed in 15 to 20 years, then the City would still be money ahead by replacing with new rather than spending the extra on stainless steel.
2. We do not recommend the change to a "knock-down" (i.e., field built) locker.
3. We do not recommend painting the walls in the restrooms in lieu of ceramic tile. Three of your current restrooms have ceramic tile now, and to have the contractor remove the existing only to paint the walls does not make sense. The surface of the concrete masonry unit (CMU) walls once the ceramic tile has been removed will be questionable. Colony will be pricing a less expensive wall tile than originally specified for the City to consider having installed in lieu of painting.
4. Omitting the sally port should be a decision by the Police Department.
5. We will need to know what carpet and tile Colony would be including in this savings amount before we would make a recommendation.
6. We will need to know what plumbing fixtures and lighting Colony would be including in this savings amount before we would make a recommendation.



Our recommendation on the Bids is to award the Project to Colony Construction. Prior to having the Contracts executed, we would include any cost saving measures agreed upon.

Accept the Base Bid:	\$574,000	
Accept Alternate 1 - Shower Room:	9,900	(This was the least expensive of any of the bidders.)
Accept Alternate 2 - Ice Maker:	2,200	(This was the least expensive of any of the bidders, and the price of similar under-counter ice makers at Lowe's, Home Depot or Best Buy is comparable once labor is included.)
Total:	\$586,100	

Alternate 3 - Exterior Signage and Lighting: This was an allowance on the Bid Form. Our suggestion for your review is to not accept the allowance at this time. We have time that we can work with a signage company to develop an exterior sign while the Project is under construction and potentially change order a sign back into the job at a later date.

Alternate 4 - Building Directory, Gun Racks, Gun Locker and Mini-blinds: The price from Colony was about in the middle of the other Bids for this Alternate. The City may want to consider purchasing some of these items directly and having them installed by your own forces or by others. The price for the gun racks if purchased directly from the supplier is \$3,995.

Completion Time: 200 calendar days. This number was in the middle of the range based on the other Bids. It seems reasonable, given the phasing.

Please review, and let me know if you have any questions. I will forward any additional cost savings suggestions I receive from Colony as soon as I get them.

JWW/bb

Enclosures

1. Letter from Colony Construction dated February 27, 2012
2. E-mail from David Shaw with Colony Construction dated February 28, 2012



Memorandum

To: Steve Hewitt, City Manager
From: Debra Blanchard, City Treasurer
Date: February 22, 2012
Re: Sales Tax Projections for FD/PD Project

I have reviewed the last eight years of one cent sales tax collections to calculate the average percentage of increase over that time period. The increases ranged for year to year comparisons from 4% to 11%. One year did have a decrease of 15%. Overall, when you average the 8 year period, we are seeing approximately 4% average growth.

When using that information to estimate the portion dedicated to the FD/PD Project, I started with our collections for one cent in FY 2010-2011, which produced \$1,288,683. At the percentage dedicated to the FD/PD Project, that would equate to \$631,120 for that year.

Using that base number and calculating a 4% increase each year for the next 8 years, the total dedicated to that project would be \$6,048,000.

Using that same base number and being even more conservative, calculating only a 2% increase each year for the next 8 years, the total dedicated to that project would be \$5,525,000.

Since the new sales tax began October 1, the three months that we have collected have ranged from 13 to 16% increase over the same months in the prior year.

I truly believe sales tax growth projections anywhere from 2 to 4 % would be considered conservative and sensible when planning your construction budgets.

Office of the City Treasurer
Debra Blanchard, Treasurer
P.O. Box 1177
Clinton, OK 73601
(580) 323-0297
(580) 323-0346 Fax

Estimated Project Costs

New Fire Station / Police Remodel

Total **\$5,500,000**

Police

A/E Services	\$75,000
Project Construction	\$600,000
10% Contingency	\$60,000
FFE	\$75,000
Asbestos	\$20,000
Total Cost PD	\$830,000

Fire

A/E + Services	\$335,000
Land, Demo, Asbestos, Legal Fee	\$275,000
Project Construction	\$3,100,000
FFE	\$150,000
10% Contingency	\$310,000
Debt Service	\$500,000
(\$4M 3% 8 years)	
Total Cost Fire	\$4,670,000

Combined Both Projects Estimated: Total \$5,500,000

Revenue Estimate \$5,525,000 (collected over 8 years)

*Project Budgets based on 52% of the 95% fourth cent penny producing \$690,625 per year x 8 years.



Allen Bryson, Mayor
 Jason Hulin, Ward 1
 Don Rodolph, Ward 2
 Bob Marcy, Ward 3
 Phyllis Smith, Ward 4

Police Department

D.E. Crabtree, Police Chief
 City of Clinton, Oklahoma

To: Steve Hewitt, City Manager
 From: D.E. Crabtree, Chief of Police
 Date: 02/27/12
 Subject: FF&E

COPY

Sir, as per our conversation with regards to the pd remodel for FF&E. The numbers are as follows.

1. Office furniture	20,000.00
2. Dispatch center	8,400.00
3. Squad room	18,600.00
4. Armory	1,000.00
5. Lockers	3,000.00
6. Computers	7,500.00
7. Appliances	7,300.00
Total	65,800.00

This does not include fitness equipment for a total of 75,000.00

Respectfully,

D.E. Crabtree
 Chief of Police

City of Clinton, OK
Police Department Remodel

LUMP SUM BID FORM
for
CITY OF CLINTON, OK
POLICE DEPARTMENT REMODEL
401 GARY BOULEVARD
CLINTON, OKLAHOMA

TO: City Clerk
City of Clinton
415 Gary Boulevard
Clinton, OK 73601

Pursuant to and in compliance with the Invitation for Bids and the proposed Contract Documents relating to construction of:

CITY OF CLINTON, OK
POLICE DEPARTMENT REMODEL
Clinton, Oklahoma

including Addenda 1, 2 the undersigned, having carefully examined and become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the Work at the place where the Work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the Work within the time stated and in strict accordance with the proposed Contract Documents, including furnishing of any and all labor and materials, and to do all of the Work required to construct and complete said Work in accordance with the Contract Documents, for the following sum of money:

BASE BID:

All labor, material, services, and equipment necessary for completion of the Work, including, as shown on the Drawings and in the Project Manual:

FIVE HUNDRED SEVENTY FOUR THOUSAND Dollars
(\$ 574,000)

ALTERNATE 1- SHOWER ROOM A156:

All labor, material, services, and equipment necessary for completion of the Work, including, as shown on the Drawings and in the Project Manual:

NINE THOUSAND NINE HUNDRED Dollars
(\$ 9,900)

City of Clinton, OK
Police Department Remodel

ALTERNATE 2 – EXTERIOR SIGNAGE AND LIGHTING (ALLOWANCE 1):

All labor, material, services and equipment necessary for completion of the Work, including, as shown on the Drawings and in the Project Manual:

Twenty Thousand Dollars
(\$20,000.00)

ALTERNATE 3 – ICE MAKER AT LOUNGE A123:

All labor, material, services and equipment necessary for completion of the Work, including, as shown on the Drawings and in the Project Manual.

Two thousand two hundred Dollars
(\$ 2,200⁰⁰)

ALTERNATE 4 – BUILDING DIRECTORY, GUN LOCKER, GUN RACKS AND MINI-BLINDS

All labor, material, services and equipment necessary for completion of the Work, including, as shown on the Drawings and in the Project Manual.

THIRTEEN THOUSAND NINE HUNDRED Dollars
(\$ 13,900⁰⁰)

SCHEDULE OF COMPLETION:

Contractor proposes to complete the scope of Work in 100 calendar days from receipt of Notice to Proceed.

SUBCONTRACTORS:

The following major subcontractors will do the applicable Work on the Project.

Mechanical Subcontractor shall be:

RD DODSON

Electrical Subcontractor shall be:

DSE INC.

City of Clinton, OK
Police Department Remodel

Polished Dyed Concrete Flooring Subcontractor shall be:

GREAT AMERICAN HANDMADE FLOORS.

STATE TAX:

The undersigned attests this Bidder is not in arrears in taxes due the State of Oklahoma. This Project has been determined to be exempt from Oklahoma sales tax, in accordance with the rules of the Oklahoma Department of Revenue. The cost of said tax must be **EXCLUDED FROM** all Bid and Contract Prices. Sales tax includes all applicable state, county, and city sales taxes. The City will provide the Contractor with a copy of the Project exemption certificate for the Contractor's and subcontractor's use.

FEDERAL TAX:

The undersigned has included in all quoted prices the cost of federal excise tax on all items of construction and equipment subject to said tax.

OWNER'S RESERVATION:

The undersigned understands the Owner reserves the right to reject this Bid, but that this Bid shall remain open and shall not be withdrawn for a period of 45 days from the date prescribed for its opening.

CONTRACT EXECUTION:

If written notice of the acceptance of this Bid is mailed or delivered to the undersigned, within 45 days after the date set for the opening of this Bid, or at any other time thereafter before it is withdrawn, the undersigned will execute and deliver the Contract to the Owner in accordance with this Bid as accepted, and proof of insurance coverage, all within three days after personal delivery or after deposit in the mails of the notification of acceptance of this Bid.

The form of contract shall be the "Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum," AIA Document A101, 2007 edition.

Notice of acceptance, or request for additional information, may be addressed to the undersigned at the address set forth below.

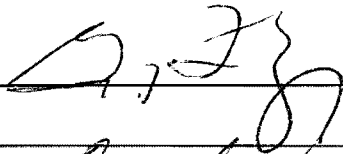
The names of all persons interested in the foregoing Bid as principals are:

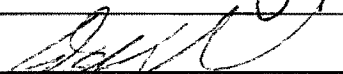
(IMPORTANT NOTICE: If Bidder or other interested person is a corporation, give legal name of corporation, state where incorporated and names of the president and secretary thereof; if a partnership, give name of the firm and names of all individual co-partners composing the firm; if bidder or other interested person is an individual, give first and last names in full.)

Colony Construction, Inc. ; State where incorporated: Oklahoma
President: Gary Terlep ; Vice-President: David Stone
Secretary: Gary Terlep

City of Clinton, OK
Police Department Remodel

SIGN HERE:





Signature of Bidder

NOTE: If Bidder is a corporation, set forth the legal name of the corporation, together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation; if Bidder is a partnership, set forth the name of the firm together with the signature of the partnership.

Business Address: 2811 Dorchester Drive
Okla. City, OK 73120
Telephone Number: 405-259-5545
Date of Proposal: 2/21/12

IMPORTANT NOTICE: BID FORM SHALL BE SUBMITTED WITH GUARANTEE (BID BOND OR CERTIFIED CHECK) AS SPECIFIED IN SECTIONS 001116 AND INSTRUCTIONS TO BIDDERS.

END OF LUMP SUM BID FORM

GRANITE RE, INC.

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

Colony Construction, Inc., 2811 Dorchester Dr., Oklahoma City, OK 73120

as principal, hereinafter called the Principal, and

Granite Re, Inc., 14001 Quailbrook Drive, Oklahoma City, OK 73134

a corporation duly organized under the laws of the State of Oklahoma as Surety, hereinafter called the Surety, are held and firmly bound unto

City of Clinton, 415 Gary Boulevard, Clinton OK 73601

as Obligee, hereinafter called the Obligee, in the sum of

*** ***Five*** Percent of the Bid Amount*****, Dollars (\$*** *5* %****)

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

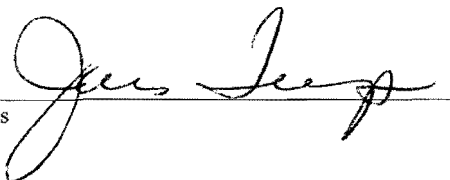
WHEREAS, the Principal has submitted a bid for

Project: Police Department Remodel

Bid Date: February 21, 2012

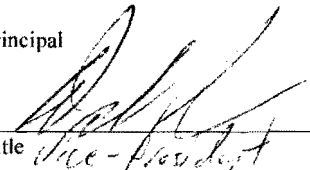
NOW THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 21st day of February, 2012

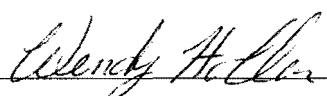
Witness 

Colony Construction, Inc.

Principal


Title Vice-President (Seal)

Granite Re, Inc.


Wendy Hoffen Attorney in Fact (Seal)

GRANITE RE, INC.
GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of OKLAHOMA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

W.M. McNEILL; LISA SHERMAN; BEVERLY HERRING; MIKE SHANNON; CODY M. McNEILL; WENDY HOLLEN; TODD TRIPLETT its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

W.M. McNEILL; LISA SHERMAN; BEVERLY HERRING; MIKE SHANNON; CODY M. McNEILL; WENDY HOLLEN; TODD TRIPLETT may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Secretary/Treasurer, this 13th day of September, 2007.

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)





Kenneth D. Whittington, President



Rodman A. Frates, Secretary/Treasurer

On this 13th day of September, 2007, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Rodman A. Frates, Secretary/Treasurer of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Rodman A. Frates were respectively the President and the Secretary/Treasurer of the GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Secretary/Treasurer, respectively, of the Company.

My Commission Expires:
May 9, 2012
Commission #: 00005708





Notary Public

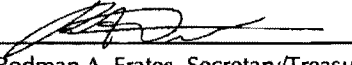
GRANITE RE, INC.
Certificate

THE UNDERSIGNED, being the duly elected and acting Secretary/Treasurer of Granite Re, Inc., an Oklahoma Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

"RESOLVED, that the President, any Vice President, the Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this 21st day of February, 2012.





Rodman A. Frates, Secretary/Treasurer

Staff had advertised for bids on the renovation of the Police Department. Five bids were received.

Colony Construction, Inc.
Oklahoma City, OK
Base bid: \$574,000
Alt 1) \$9,900
Alt 2) \$20,000
Alt 3) \$ 2,200
Alt 4) \$13,900

J. Rose & Co.
Clinton, OK
Base Bid: \$659,000
Alt 1) \$22,000
Alt 2) \$20,000
Alt 3) \$ 5,000
Alt 4) \$14,000

Compton Construction Co
Wichita, KS
Base Bid: \$702,900
Alt 1) \$17,075
Alt 2) \$20,000
Alt 3) \$ 4,480
Alt 4) \$ 7,500

Silver Cliffe Const. Co
Edmond, OK
Base Bid: \$680,000
Alt 1) \$14,000
Alt 2) \$20,000
Alt 3) \$ 6,500
Alt 4) \$23,000

Design & Build Group LLC
Oklahoma City, OK
Base Bid: \$634,500
Alt 1) \$11,500
Alt 2) \$20,000
Alt 3) \$ 2,800
Alt 4) \$ 8,900