

KC WATER FACILITES AND PLANTS ENGINEERING

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DATE:

April 17, 2023

TO:

Jeff Martin P.E., Chief Engineering Officer

Wes Minder P.E., Director

FROM:

Debra L. Smith, AIA, Project Manager

SUBJECT:

Bid Recommendation for KC Water Administration Building, Building and IT

Improvements and ADA Compliance PN: 81000817 CN: 1682

Bids for the above referenced project were received and opened on April 4, 2023 at 2:00pm with one (1) responsible and responsive bidder. This bid was submitted by Hartline Construction, Inc with a base bid in the amount of \$3,714,415.00 (as detailed on Form 00410 Bid Form and Contract Documents).

- a. <u>Allowance</u>: make needed gypsum board repairs throughout the Building from previous water leaks.
- b. <u>Alternate #1</u>: convert the Men's and Women's Restrooms to a suite of Gender Neutral facilities on both the 1st and 2nd floor adjacent to the North Lobby. Not recommended.
- c. <u>Alternate #2</u>: additional IT and AV improvements in the Auditorium. Not recommended.

A summary of the Bid received is provided below. The Bid Opening Summary is included as an attachment to this memo.

BIDDER	TOTAL BASE BID	ALLOWANCE	ALT. #1	ALT. #2	TOTAL SUM	48-hour CREO KC Paperwork
Hartline Construction Inc.	\$3,714,415.00	\$150,00.00	\$824,150.00	\$89,810.00	\$4,778,375.00	Submitted
Project Manager's Estimate	\$2,750,00.00	\$150,000.00	\$725,000.00	\$175,000.00	\$3,800,000.00	N.A.

Funding:

Project Included in the 2023 CIP; funding string pending.

Project Description

This project will bring the Water Services Administration Building into full compliance with ADA Design Guidelines and will also provide improvements to the Building layout, functions and general efficiency to work flow. Improvements to the IT system will better accommodate the Administration Building's operations and functions which have evolved over the 15 years since the Water Services Department originally occupied this building.

MBE/WBE Participation

The City's CREO Office reviewed the Goals request form and set the participation goals at 11% MBE and 11% WBE. Hartline Construction submitted their Contractor Utilization Plan with 3% MBE and 60% WBE business participation. Hartline Construction, Inc. has no written violations for any MBE/WBE programs and has incurred no penalties. Hartline Construction submitted no good faith efforts in the CUP.

The MBE and WBE participants are as follows:

a.	Hartline Construction, Prime Contractor	WBE	59.5%
b.	AGP	WBE	3.9%
c.	Diverse ID	WBE	0.1%
d.	Alpha Energy and Electricity	MBE	2.39%

Experience Reference Form

The Project Design Professional Consultant (Wellner Architects, Inc.) reviewed the Bid Forms. Hartline Construction, LLC's bid was higher than the Project Manager's Opinion of Probable Construction Cost and but is considered acceptable.

Hartline Construction submitted the required Evidence of Competency and Experience Reference Form/Summary for similar projects. the four (4) projects were started within the last 3 years and ranged in cost from \$6,000,000.00 to \$286,000.00. Each project is 100% complete. Completion dates range from November 15, 2022 to February 28, 2023.

Financial Statement

A review of Hartline Construction financial standing using the Dun & Bradstreet (D&B) ratings was performed. The review indicated that the D&B rating under Key Data Elements for Hartline Construction is "Undetermined".

The D&B Financial Analysis rated Hartline Construction favorably for paying on time and a "Low to Moderate Risk" of severe payment delinquency or financial distress.

Claims and Lawsuits

Hartline Construction has zero (0) filings for Bankruptcies, Judgments, Liens or Suits. The last UCC for Hartline Construction was filed on July 12, 2020.

OSHA Safety Record and Experience Modification Ratio

Hartline Construction has no OSHA violations in the last five years. Hartline Construction also submitted an Experience Modification Ratio (EMR) record showing .74 EMR for the year ending 2022.

List of Subcontractors and Suppliers

Hartline Construction submitted a List of Subcontractors to be used on this project all of which are currently certified as MBE or WBE with the City of KCMO. The list is included in the Bid Packet.

The MBE and WBE participants are as follows:

Hartline Construction, Prime Contractor WBE
 Construction Management, Demolition, Metal Studs, Drywall, ACT and grid, Millwork installation, Carpentry, Doors, Frames, Hardware, Concrete, Cleaning, Final Cleaning and Painting.

b. AGP WBE

Aluminum Storefront and Glazing

c. Diverse ID WBE

Signage

d. Alpha Energy and Electricity MBE

Electrical Power, Lighting and AV

Summary

It is therefore recommended that the City move forward and contract with Hartline Construction, LLC with a Base Bid of \$3,714,415.00 plus an allowance of \$150,000 for a total lump sum of \$3,864,415.00 and to reject Alternate 1 and Alternate 2.

A 10% construction contingency of \$375,000.00 is recommended to be included for a maximum construction cost expenditure of **\$4,239,415.00**.

Construction Phase Services (CPS) will be provided by Wellner Architects, Inc., the lead design professional on this project. Their fee for CPS is \$292,195.00.

The maximum construction project cost (Base Bid + Allowance + Contingency + CPS) is \$4,531,610.00.

Approved:

Wes Minder, P.E., Director

	Jeff Martin, F	P.E., Chief Engineering C	Officer	Date
Approved:	Jef	Cusigned by: F Martin BD1017BA554BC		4/21/2023
Approved:	Blake Anders	4/20/2023 son, P.E., Engineering-Fa	_ (initial/date) acilities Division Manager	
			Juest Selected Contractor from W	ellner Architects, Inc.
Attached E	Oocument(s):	(3) Hartline Constructio(4) Hartline Constructio(5) Hartline Constructio(6) Dun & Bradstreet Su(7) Bid Opening Summa	n, LLC, 48-Hr Notice Documon, LLC, Business Profile and lon, LLC, Capability Statement n, LLC, Business License and mmary	Legal Structure
Attached Document(s):		(1) Hartling Construction	n LLC Rid Backet	

cc: Lisa Pleasure, Finance Manager, KC Water Finance Administration Division Robbi Jackson, Budget Analyst, KC Water Finance Administration Division Leona Walton, Contract Administrator, KC Water Contracts Administration Division Debra L. Smith, AIA, Project Manager, KC Water Facilities Engineering Division Contract File 1682

Date

BID OPENING SUMMARY Project No. 8100817 WSD Administration Building & IT Improvements & ADA

4/4/2023

TIME 2:00PM TOTAL # OF ADDENDA- 5

BIDDER	TOTAL BASE BID	ALLOWANC E	Alternate No.1	Alternate No.2	Total Sum
Hartline Construction, LLC	\$3,714,415.00	\$150,000.00	\$824,150.00	\$89,810.00	\$4,778,375.00
Engineer's Estimate	\$2,750,000.00	\$150,000.00	\$725,000.00	\$175,000.00	\$3,800,00.00