

cityofnovi.org

CITY of NOVI CITY COUNCIL

**Agenda Item 2
July 28, 2008**

SUBJECT: Approval to award a contract to Bedzyk Bros. Construction, Inc., lowest qualified bidder, as the general contractor for the Alterations and Additions to Fire Station 2 for a not-to-exceed cost of \$633,000.

SUBMITTING DEPARTMENT: Fire

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	\$633,000
AMOUNT BUDGETED	\$889,900 (includes consulting and other charges)
APPROPRIATION REQUIRED	N/A
LINE ITEM NUMBER	101-337.00-976.000 (to be included in first quarter budget amendment, rollover from 2007-8)

BACKGROUND INFORMATION:

Plante Moran CRESA, the City of Novi's Fire Station 2 Project Manager, submitted an invitation to bid for general contractors on June 17, 2008. This Invitation was posted on BidNet. A mandatory pre-bid meeting was held on June 24, 2008 at Novi Fire Station 2.

On July 10, 2008, the City of Novi received responses from a total of eight companies. Interviews were conducted with the three low bidders on July 16, 2008, at Novi Fire Department Administrative Headquarters at Station 1. Chief Smith, Deputy Chief Johnson and Mike Tarockoff of Plante Moran CRESA, proctored the interview process.

The lowest qualified bidder is Bedzyk Bros. Inc. at \$633,000. In addition, their experience, qualifications, proposed warranty and service package, training service and insurance and bonding capacity all qualify them as the recommended general contractor for the Fire Station 2 project.

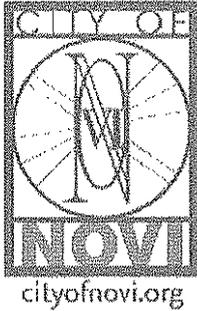
The original architectural analysis construction costs, projected by CDPA, architects, have been refined to reflect the current anticipated cost of \$776,260.

RECOMMENDED ACTION: Approval to award a contract to Bedzyk Bros. Construction, Inc., lowest qualified bidder, as the General Contractor for the Alterations and Additions to Fire Station 2 for a not-to-exceed cost of \$633,000.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

MEMORANDUM



TO: CLAY PEARSON, CITY MANAGER
FROM: FRANK A. SMITH, FIRE CHIEF *F.S.*
SUBJECT: FIRE STATION 2
DATE: JULY 21, 2008

I have worked closely with Plante & Moran CRESA to evaluate and choose a General Contractor for Fire Station 2 (FS 2) Alterations and Additions Project.

The formal evaluation process began on June 17, 2008 when the project was publicly advertised, posted on the internet on BidNet and mailed to interested contractors. A mandatory pre-bid was conducted at FS 2 on Paramount Street on June 24, 2008 and a total of eight (8) RFP's were submitted for review. On July 16, 2008, the three (3) lowest bidders were interviewed and evaluated at the Fire Department Administrative offices on Grand River at Fire Station 1.

It must be noted that the lowest bidder, KRS Construction, at \$623,449.23 did not meet both minimum requirements.

The lowest qualified bidder, Bedzyk Bros., Inc. at \$633,000.00 is recommended for the job of General Contractor. Their proposal fulfills both minimum requirements of the Invitation to Bid. Their qualifications, experience, warranty and service package, training service and bonding and insurance capacity fully qualify the company for the job of General Contractor for FS 2 Alterations and Additions.



July 20, 2008

Chief Frank Smith
Novi Fire Department
42975 Grand River Avenue
Novi, Michigan 48375

RE: General Contract Services – Novi Fire Station No. 2 Alterations and Additions

Dear Chief Smith:

This letter transmits an update from Plante & Moran CRESA, LLC (P&MC) who has completed its engagement to assist and advise Novi Fire Department (NFD) in its selection of a General Contractor for the Novi Fire Station No. 2 Alterations and Additions. This update represents the mutual efforts of P&MC and the key staff from the Fire Department to present a framework in order to identify, evaluate, and select a General Contractor for the project.

P&MC was engaged by NFD and it was indicated that a process would be required to provide information relating to relevant project experience, warranty, training, bonding capacity, and an order of importance of the responding company's expertise to allow NFD to make an informed decision regarding engaging a General Contractor for the project in addition to the proposed cost.

The Invitation To Bid, attachments, and an amended copy of the AIA Agreement with business terms, were submitted and approved by the NFD and its legal counsel. On June 17, 2008, the Invitation To Bid was publicly advertised on the City of Novi's purchasing web site as well as sent to companies who expressed interest in the project.

On June 24, 2008, NFD in conjunction with P&MC, conducted a mandatory pre-bid conference meeting at 2:00 p.m. EST at Fire Station No. 2 located at 1919 Paramount per the Invitation To Bid with potential general contracting firms as advertised.

On July 10, 2008, NFD received eight (8) RFP responses. Copies of the responses from these firms are available in the Clerk's office.

On July 16, 2008, NFD and P&MC conducted interviews with the three low bidders. The interviews were held at the NFD Administrative offices at Fire Station No. 1.

The Bidders were asked to meet the following minimum requirements:

1. Minimum 10 years in business operating as a General Contractor in the State of Michigan.
2. The Bidder must have completed at least two municipal projects each with a value of at least \$500,000.

The low bidder, KRS Construction whose bid is \$623,449.23 - does not meet either of these minimum requirements. The second low bidder, Bedzyk Bros. whose bid is \$633,000.00 - meets the requirements.

It is the opinion of P&MC that the City Council could engage Bedzyk Bros., Inc. based upon their compliance with the requirements of the Invitation To Bid, its experience and qualifications, proposed warranty and service package, its training service, proposed fee, and insurance and bonding capacity. Formal engagement should be contingent upon successful negotiation of an agreement between NFD and Bedzyk Bros., Inc.

P&MC is available to answer any questions regarding the contents of this letter.

Sincerely,

PLANTE & MORAN CRESA, LLC


Michael Tarockoff

cc: Deputy Chief Jeff Johnson

CITY OF NOVI

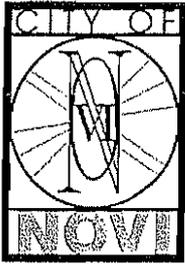
Fire Station #2 Renovations & Additions Bid Tab

Thursday, July 10, 2008 3:00 p.m.



	KRS Construction	Bedzyk Bros.	E.L. Bailey	Dugan Building	Irish Construction	Ronnisch	Construction Specialists	Evangelista Corp.
Base Bid	623,449.62	633,000.00 ✓	646,000.00	659,659.00	653,000.00	686,520.00	679,000.00	757,000.00
Alternate #1- Remove & Replace Pavement in East Parking Lot	3,913.00	7,500.00	4,222.00	4,700.00	21,000.00	7,327.00	9,600.00	35,000.00
Alternate #2 - New Generator	38,000.00	40,500.00	61,447.00	56,450.00	64,000.00	56,380.00	65,800.00	64,000.00
Alternate #3- Earthformed foundations	-2,000.00	-6,000.00	-2,000.00	-6,000.00	-4,000.00	0.00	-1,000.00	-1,500.00
Alternate #4 - Delete new Infra Red	-6,520.00	-4,000.00	-7,650.00	-5,200.00	-7,000.00	-5,075.00	-4,500.00	-7,000.00
TOTAL	656,842.62	671,000.00	702,019.00	709,609.00	727,000.00	745,152.00	748,900.00	847,500.00





cityofnovi.org

CITY OF NOVI, MICHIGAN
PURCHASING DEPARTMENT
45175 W. TEN MILE RD.
NOVI, MI 48375

FIRE STATION #2 RENOVATIONS & ADDITIONS
SIGNATURE FORM

Proposal submitted by:

Name (printed) Robert A. Bedzyk Title: President

Company (Legal Registration) Bedzyk Bros., Inc.

Address 30057 W. 8 Mile Road

City Livonia State MI Zip 48152

Telephone (248) 473-0200 Fax (248) 473-0719

E-mail Rbedzyk@bedzykbros.com

Signature *Robert A. Bedzyk* Date July 10, 2008

For information on responding to this bid, contact Michael Tarockoff, Plante Moran Cresa, at Michael.tarockoff@plantemoran.com

Submittal of Bids: Bids must be delivered prior to the due date and time specified above to the City of Novi, City Clerk's Office, 45175 W. Ten Mile Rd., Novi, Michigan 48375. Bids must be submitted by person or mail. Faxed quotations will not be accepted.

THIS FORM MUST BE INCLUDED AS PART OF THE PROPOSAL. FAILURE TO SUBMIT PRICING ON THE PROPOSAL FORM PROVIDED BY THE CITY OF NOVI MAY CAUSE THE BID TO BE CONSIDERED NON-RESPONSIVE AND INELIGIBLE FOR AWARD.

NOTICE TO BIDDERS:

The City of Novi officially distributes bid documents through the Michigan Intergovernmental Trade Network (MITN). **Copies of bid documents obtained from any other source are not considered official copies.** The City of Novi cannot guarantee the accuracy of any information not obtained from the MITN website and is not responsible for any errors contained by any information received from alternate sources. Only those vendors who obtain bid documents from the MITN system are guaranteed access to receive addendum information, if such information is issued.

If you obtained this document from a source other than the source indicated, it is recommended that you register on the MITN site, www.govbids.com, and obtain an official copy.



cityofnovi.org

CITY OF NOVI

FEE PROPOSAL FORM (7/2/08 Revision)

We the undersigned as bidder, propose to furnish to the City of Novi, according to the conditions and instructions attached hereto and made a part thereof according to the attached terms and conditions.

FIRE STATION #2 RENOVATIONS & ADDITIONS

Base Bid (subject to attached clarifications): \$ 633,000.⁰⁰ lump sum

Unit Price No. 1

Removal & legal off-site disposal of excess excavated earth materials according to Section 01110 \$ 13.50 per cu yd

Unit Price No. 2

Excavation, removal and legal off-site disposal of hidden concrete &/or obstructions encountered during construction according to Section 01110 \$ 30.00 per cu yd

Unit Price No. 3

Addition or deletion of materials necessary to lower or raise the concrete foundations to include excavation, legal disposal of materials, reinforcing steel and concrete according to Section 01110 \$ ~~125.00~~ 180.00 **RAB** per cu yd

Unit Price No. 4

Addition of fill materials to include delivery and 95% compaction according to Section 01110. \$ ~~11.00~~ 23.00 **RAB** per cu yd

Unit Price No. 5

Replacement of deteriorated 1-1/2" deep steel roof deck, including removal of deteriorated deck, replacing deck w/matching type of deck according to Section 01110

\$ 10.00 per sq ft

Unit Price No. 6

Replacement of deteriorated wood nailers, including removal of deteriorated nailers & installing new treated wood nailers to match existing nailers according to Section 01110

1 x 4	\$ <u>7.50</u> per lin ft
1 x 6	\$ <u>7.50</u> per lin ft
2 x 4	\$ <u>7.50</u> per lin ft
2 x 6	\$ <u>8.00</u> per lin ft
2 x 8	\$ <u>8.00</u> per lin ft
2 x 10	\$ <u>8.75</u> per lin ft
2 x 12	\$ <u>8.75</u> per lin ft

Alternate #1 – Paving Add \$ 7,500.00

Alternate #2 – Generator Add \$ 40,500.00

Alternate #3 – Earthformed foundations Deduct \$ 6,000.00

Alternate #4 – Delete new infra-red heating in bay & associated electrical connections, demo, etc. Existing infra-red to remain.
Deduct \$ 4,000.00

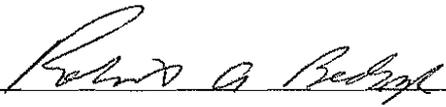
We acknowledge receipt of the following Addendums:
(please indicate numbers below)

<u>1</u>	<u>6/25/08</u>	<u> </u>
<u>2</u>	<u>7/7/08</u>	<u> </u>

Comments: _____

Company Name: Bedzyk Bros., Inc.

Agent's Name: Robert A. Bedzyk
(Please type)

Agent's Signature: 

Date: July 10, 2008



BEDZYK BROS., INC.

General Construction – Construction Management – Design/Build – Development

CLARIFICATIONS

Novi Fire Station #2

July 10, 2008 - Novi, MI - Page 1 of 2

1) Clarifications:

- a) Unit prices are subject to minimum material delivery quantities / related costs and/or having necessary equipment and man-power on-site when work is required; also, please note that we do offer to negotiate our unit prices once we can finalize the subcontractors we will be using;
- b) We strongly recommend the acceptance of Alternate #1. If this alternate is not accepted, we cannot guarantee that the area to be reconstructed will pass inspection or meet density and core requirements. Asphalt paving should be installed on a solid and suitable aggregate sub-grade, in lieu of sand or road gravel sub grade.
- c) Kitchen wood cabinets to be Merillat Seneca Ridge Oak Square;

2) Allowances:

- a) \$500 for DTE related costs, including protecting, relocating, modifying, etc., existing overhead electrical lines as necessary to complete our work, per OSHA recommendations; and any DTE costs or fees that may arise during the course of work; both costs are indeterminate at time of bidding until further investigation and plan review by utility companies occur;
- b) \$100 for (1) - 3' x 4' bulletin board (material & installation) - no specification;
- c) \$1,000 for COMP-1 (material only, labor in Base Bid -- no MFR provided);

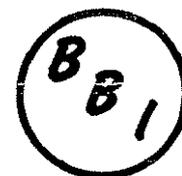
3) We reserve the right to use the following:

- a) Sloped structural steel at new additions, in lieu of tapered insulation shown on plans, to create drainage; existing structural steel slopes per Architectural details, therefore flat insulation was included for the re-roofed portion as well; ¼" tapered saddles have been included;

- 4) Schedule: completion is subject to date of commencement and/or contract acceptance and/or the actual time required for plan review, permits, on-site inspections, submittal process and material delivery lead-time issues, weather conditions (especially winter conditions), etc;

30057 West Eight Mile Road, Livonia, MI 48152
(248) 473-0200 fax (248) 473-0719 Website: Bedzykbros.com

RE: CLARIFICATIONS
Novi Fire Station #2 Renovations & Addition
Novi, MI - July 10, 2008 - Page 2 of 2



Bedzyk Bros., Inc.

- 5) Items not included in proposal (N.I.C.):
- a) All quality control testing and inspection fees (by Owner);
 - b) Hazardous materials abatement (i.e. asbestos, lead, PCB's, etc; contaminated soils, trash) and/or related landfill fees; removal and or repair of unknown and/or hidden obstructions, utilities, etc; included in our bid is asbestos removal related to the vinyl asbestos tile and it's underlying adhesive, and roofing adhesives related to the coping as described as required in the contract documents;
 - c) Dewatering (minor site dewatering is included using only normal size pumps, if necessary);
 - d) All permit fees (i.e. building, trade, soil erosion, utility, etc.), utility company fees (also see allowance above), usage, tap fees, testing, re-inspections, water meter, etc.;
 - e) Undercutting areas of unsuitable fill (unknown condition);
 - f) Temporary construction fencing and / or site enclosures, security, etc. (does not seem feasible with continuous operation of fire station);
 - g) Winter conditions, enclosures, snow removal, etc.;
 - h) Prevailing wages and/or Union labor (not required per pre-bid meeting);
 - i) Surveying (by owner per specifications);
 - j) Engineer's stamp for light gauge shop drawings (not structural);
 - k) Fire extinguishers and cabinets, firestopping (none shown on plans – assume not required);
 - l) Communication, voice, data, security wiring (conduits installed where indicated);
 - m) Disposal or relocation of generator (if alternate is accepted);
 - n) Contingency Allowance of \$10,000 (not required per pre-bid meeting);
 - o) Electrical design modifications, if necessary to complete the work per NEC requirements (project engineer is responsible for integrity of design);
 - p) State of Michigan proposed (2%) services tax and/or similar, if it is or becomes applicable;
 - q) Any items not noted on drawings (including any additional items added per local jurisdictional codes and/or requirements);
- 6) Voluntary Alternates (all costs to be confirmed post-bid):
- a) Furnish and install AMP door at opening #114A, if needed: Add: \$4,200;
 - b) Delete Fire Protection System; Deduct: \$15,000;
- 7) Changes in scope of work: cost of material and labor adjustment, plus any related general conditions, and the following overhead and profit rates: additional work 15% (plus subcontractor/supplier mark-ups); work deleted: 0%;

These clarifications shall be made a part of the contract agreement.

\\Bedzyk-fs1\apps\BBI FILES\Bids\2008 Bids\07-10-08 - Novi Fire Station #2\Clarifications - Novi FS 2.DOC

30057 West Eight Mile Road, Livonia, MI 48152 Page:2
(248) 473-0200 fax (248) 473-0719 Website: Bedzykbros.com