

BoCC APPROVAL MARCH 21, 2018

BOARD OF BIDS AND CONTRACTS MARCH 15, 2018

**2. 200 W. MURDOCK OMD REMODEL -- PROJECT SERVICES
FUNDING -- MURDOCK TAG REMODEL**

(Request sent to 92 vendors)

RFB #18-0011 S/C #8000124291

	Accel Construction LLC	Compton Construction Services LLC	Sauerwein Construction Company Inc.
Base Bid	\$347,000.00	\$344,700.00	\$365,800.00
Per Square foot, Unit Pricing for metal deck restoration at north roof	\$1.60	\$28.50	\$3.20
Days to Substantial Completion	105	82	140
Days to Final Completion	5	18	10
Total Calendar Days	110	100	150
Bid Bond	Y	Y	Y
Acknowledge Addenda	Y	Y	Y
	Bauer & Son Construction Company, Inc.	Harmon Huffman Construction Group Inc.	Commerce Construction Service Inc.
Base Bid	\$319,500.00	\$364,500.00	\$341,800.00
Per Square foot, Unit Pricing for metal deck restoration at north roof	\$1.85	\$3.00	\$1.75
Days to Substantial Completion	150	185	120
Days to Final Completion	14	15	14
Total Calendar Days	164	200	134
Bid Bond	Y	Y	Y
Acknowledge Addenda	Y	Y	Y
No Bid	Dondlinger Construction	Evans Building Co.,Inc.	Hentzen Contractors, Inc.
	United Contractors	Milestone Construction	Pearce Construction
	MW Builders	The Best Home Guy	

On the recommendation of Kristen McGovern, on behalf of Project Services, Ellen House moved to **accept the low bid from Bauer & Son Construction Company, Inc. in the amount of \$319,500.00 and establish unit pricing at \$1.85 per square foot for additional roof work as required.** Linda Kizzire seconded the motion. The motion passed unanimously. Linda Kizzire was present at this point.

This project will move the Office of the Medical Director from 4343 N. Woodlawn in Bel Aire to 200 W. Murdock St. in Wichita. This will provide a more centralized location for emergency response, better accessibility to the Simulation Center for responders, and easier access to city and county leadership.

BoCC APPROVAL MARCH 21, 2018

BOARD OF BIDS AND CONTRACTS MARCH 15, 2018

The new space will be a single tenant building and will allow for an all new efficient and customized interior that has a larger training area for additional necessary simulation spaces. This project will include new windows, roof replacement, and new A/C on the north portion of the building. There are 32 existing parking stalls which will provide adequate parking for employees and all users of the facility.

Questions and Answers

Richard Powell: This pertains to the finished building itself after remodel. There was mention of larger training areas and seating, etc. I would ask because in the complex area right here, we find ourselves on a regular basis without enough meeting rooms and training rooms. What's the estimated seating capacity going to be and is it going to be available to other county entities as a location where other meetings can be held?

Tania Cole: The conference area seats about 12. It will be on the south portion of that building. I'm assuming they would open that up for additional use within the county system for meetings. The north side is the simulation center that will be used for the office of the medical director for training of first responders.

Richard Powell: Is the simulation center the same as the EOC? Is this a backup training site? Is this for something else? I don't know what simulation means.

Tom Stolz: At their current facility they have a mock ambulance, mock living room and they run simulations for the first responders, paramedics, fire and law enforcement who handle medical emergencies.

Richard Powell: Like what we do at the training center. OK that makes sense.

Ellen House: Is 4343 N. Woodlawn a leased space?

Tania Cole: They are currently in the basement of Fire Station 37 in Belaire. They will be moved from that location to the Murdock location.

Tom Stolz: Does this cost include any of the fencing or anything external? This is only the inside of the building? You have looked at it and everything here is essential and necessary?

Tania Cole: That is interior and exterior but does not include fencing. We are doing some basic upkeep like paint to the exterior to get it up-to-date.

Linda Kizzire: As the former person who lived in this building for several years, why aren't we replacing all the A/C units?

Tania Cole: It's not necessary. We had the architect take a look and they felt the south HVAC units were ok. They looked at the north HVAC units and basically said those need to be replaced.

Linda Kizzire: I don't agree with that but ok. For the roof replacement, are they aware that it is a flat roof and there is a lot of leakage in that facility?

Tania Cole: Yes, we are fully replacing the entire roof of the facility.

Linda Kizzire: Are you also going to replace the drain pipes from the roof going downwards because when those back up, that's what caused all the roof leakage. You can put a new roof on it but until everything is structurally fixed on that building, they still could have problems with that.

Tania Cole: We had engineers and architects look at that roof and we feel pretty confident with the recommendation they have come back with and what's been put out for construction, that should take care of any roof leaks that have been previously noted in the building.

Linda Kizzire: Are you aware we had a trash can with a hose in the main lobby? That wasn't a very good environment for anybody to be working in.

BoCC APPROVAL MARCH 21, 2018
BOARD OF BIDS AND CONTRACTS MARCH 15, 2018

Tania Cole: Yes.

Linda Kizzire: I am still concerned about those south A/C units. I think you'll be replacing them quickly.

Tania Cole: I can give the architect a call and see how he feels about that and report back to Bid Board.

Tom Stolz: How did you assess the decision to only replace one unit? How did you do your air conditioning analysis?

Tania Cole: We had the architect, Schaefer Johnson Cox and Frey, come and look at the facility along with his mechanical engineers and that was the recommendation to us was that the only A/C units needed to be replaced were the north side.

Tom Stolz: Are there two total?

Tania Cole: There's four total, two on each side.

Tom Stolz: Did they start them up? Is your concern they aren't going to work?

Linda Kizzire: Yes.

Tania Cole: I don't know to the extent of what the review was. I can check.

Tom Stolz: I think the concern for Linda is we are going to be replacing a unit within six months. Clearly we need to do it right to start with.

Linda Kizzire: That's what I'm thinking.

Tania Cole: I'll double check with the architect and report back.

Linda Kizzire: I don't know if we have any of our old maintenance records from that old building still on the repairs done on that A/C unit or not.

Tom Stolz: Is the way the building is configured now need four units?

Tania Cole: The area we are talking about will be the simulation area. I think we would want to replace the units there so that it services and zones that space.

Ellen House: How do the base bids work with the per square foot price and the base bid?

Tania Cole: The base bid is basically the price that covers all of the remodel construction. The unit price is.....

Ellen House: Just for the roof?

Tania Cole: Correct. If we have to do any restoration of the metal deck there, we discovered the insulation used there can be corrosive to the metal deck. We won't know to what extent until they pull the insulation up. That's why we have a unit price there.

Ellen House: OK, thank you.

Tom Stolz: Before we vote on this, Tania when you recontact on the A/C piece of this, if they would go back on their decision as to how many units, would we come back on this? This still would be the cheapest vendor?

Tania Cole: Correct.

Tom Stolz: Everyone based their bids on one unit replacement?

BoCC APPROVAL MARCH 21, 2018

BOARD OF BIDS AND CONTRACTS MARCH 15, 2018

Tania Cole: On the two unit replacement for the north end.

Tom Stolz: We're replacing two?

Tania Cole: Yes.