

Meeting Date (?) 08/23/2016

Subject Matter * (?) Fire Station 2 Construction Contract
This must match rolling agenda entry

Department of Origin * ENGINEERING DEVELOPMENT

Submitted By * W. Paul Kaspar

Type of Meeting * BCD Special Regular

Classification * Public Hearing Consent Statutory Regular

Ordinance * None First Read Second Read First & Only Read

Strategic Initiative * Public Safety Service
 Economic Development Infrastructure
 Quality of Life

Agenda Item Description * Consider awarding a construction contract for the new Fire Station 2, City Project Number 700-D0-1206, to LDF Construction, Inc. for the not to exceed amount of \$6,347,000.

Summary Statement * The Bryan Fire Department is in need of a new Fire Station No. 2 and the project is included in the City Council approved Capital Improvement Program (CIP). The new fire station will replace an aging fire station that has served the Bryan community for over 50 years. The City of Bryan needs to upgrade its facilities to accommodate the growth occurring in Bryan and the need for additional fire protection equipment and personnel in the most advantageous location. The requirements for firefighter training and continuing education have grown significantly over the past decade. Facilities must now accommodate physical and tactical training in order to keep up with the increased number of hours required for firefighters each year. The apparatus bays are no longer just for storage of equipment and trucks; bays are also a training center.

Proposed locations for Fire Station 2 were identified in 2012 and a site analysis was performed to verify that the needs of the Fire Department, with regard to logistics and building requirements, could be met at proposed locations. After the site analysis was completed, a final site location was identified and property acquisition was completed in July 2015. The remaining homes on the site were demolished or relocated by a separate contract with this work being completed in February 2016.

The City Council awarded the design contract to Brown Reynolds and Watford (BRW) Architects following the RFQ process on April 28, 2015. The Fire Station has been under design since that time with close coordination with the Bryan Fire Department and other city departments. The design was completed on June 29, 2016.

The new Fire Station No. 2 will consist of approximately 23,082 total square feet including the development of the 2.77-acre site where it will be located. The site will include parking, a detention pond, driveways, landscaping, five (5) pull through apparatus bays, support spaces, administrative offices, dayroom, kitchen, dining, weight room, sleeping, and storage areas. Included in the scope of this project is the construction of an exit drive that allows direct access from the Fire Station to Texas Avenue. Additionally, improvements to the water, sewer, storm drainage and improvements to Maloney Avenue and Lawrence Street to Texas Avenue are included in the construction scope.

The Request for Bid (RFB) proposals was posted on June 29, 2016, and the competitive sealed proposals were opened on July 26, 2016. Due to the specialized nature of the construction work for fire stations and past experience with Fire Station 5 construction, an alternate method of bidding, which includes equal consideration for the price proposal and the past performance/technical competence of the contractor proposals, was used. This acquisition strategy better guarantees the selected contractor has a solid understanding and proven past performance in constructing fire stations and is often utilized for specialized construction. The proposals were reviewed and

evaluated by BRW Architects, Bryan Fire Department staff, and the project manager from Engineering Services. The cost proposal was 50% of the overall score, and the other 50% was determined based on ten (10) criteria, which were evaluated to determine the best qualified construction company based on technical competence of organization and personnel and past performance on similar projects (e.g., fire stations) for a total of 100%.

The three (3) bid proposals received were from: LDF Construction, Inc., Teal Construction Company, and O'Haver Contractors. The proposals were all responsive and responsible, and were evaluated to determine the best value to the City of Bryan, with the results as summarized below.

LDF Construction, Inc.

- Cost Proposal \$6,347,000, 11.85% below the Estimate = 44.61% out of 50% available
- Technical Proposal Criteria = 46% out of 50% available.
- Total Score = 44.61% + 46% = 90.61% out of 100% available

Teal Construction Company

- Cost Proposal \$5,958,900, 17.24% below the Estimate = 50% out of 50% available
- Technical Proposal Criteria = 38.5% out of 50% available
- Total Score = 50% + 38.5% = 88.5% out of 100% available

O'Haver Contractors

- Cost Proposal \$7,100,400, 1.38% below the Estimate = 34.14% out of 50% available
- Technical Proposal Criteria = 31.18% out of 50% available
- Total Score = 34.14% + 31.18% = 65.34%

Based on the best value evaluation, the highest score was received by LDF Construction, Inc., receiving a score of 90.61% out of a possible 100%. Additionally, the total cost of \$6,347,000 was \$853,000, or 11.85% below the Architects Estimate of \$7,200,000. The \$6,114,200 was \$275,800 or 4.3% below the budgeted amount of \$6,390,000 in bond funds (subtracting allocations for Fiber and Furniture costs listed below) and the \$232,800 in off-site street improvements is \$167,200 or 41.8% below the budgeted amount of \$400,000 in the Transportation Fund.

Cost break out for the LDF Construction, Inc. cost proposal by cost category is as follows:

- Fire Station and Site Construction = \$5,895,400 (2016 Bond Funds)
 - Water System Improvements = \$72,700 (2016 Bond Funds)
 - Sewer System Improvements = \$92,400 (2016 Bond Funds)
 - Off-site Drainage Improvements = \$53,700 (2016 Bond Funds)
 - Off-site Street Improvements = \$232,800 (Transportation Fund)
- Total Construction Contract Value = \$6,347,000 (\$6,114,200 from 2016 bond funds)

Planned expenses from 2016 Bonds:

- Fiber installation - \$110,000
 - Furniture, Finishes and Equipment (FF&E) - \$150,000
 - Fire Station, site and utility construction= \$6,114,200 (break down above)
- Total Estimated Expenses planned from 2016 Bonds = \$6,374,200
Contingency Funding (change orders, unexpected issues) = 4.3% = \$275,800

CIP project bond funds for the project have been allocated as follows:

- Fund 370 – 2014 Bond Funds = \$200,000
 - Fund 372 – 2016 Bond Funds = \$6,450,000
- Total = \$6,650,000

Budget Summary:

The allocated bond funding for the Fire Station 2 construction is adequate to complete the project and leaves approximately 4.3% in contingency to fund unanticipated change orders. The street improvements around the fire station site are planned to be funded from the Street Maintenance Fee funding source.

If this contract is approved by the City Council on August 23, 2016, the construction should start in October 2016 and be completed in approximately one (1) year. Consequently, transition into the new Fire Station 2 will occur towards the end of 2017.

Staff Analysis & Recommendation *

Based on the analysis of the contractor proposal results and budget analysis discussed, staff recommends awarding the construction contract for Fire Station 2, City Project Number 700-D0-1206, to LDF Construction, Inc. for the not to exceed amount of \$6,347,000. By awarding this construction contract, this much needed community safety facility required to improve the condition, efficiency and response times of the Fire Department as well as working, training, and living conditions for Firefighters and Staff can be completed.

Options *

(In Suggested Order of Staff Preference)

1. Award the Construction Contract
2. Do not award the Construction Contract and provide staff direction.

Funding Source *

2016 Bond Funds = \$6,114,200
Transportation Fund = \$232,800

Attachments

Fire Station 2 CAF Attachments.pdf

719.62KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

1. The following are in a single pdf file: Vicinity Map, Building Image, Offsite Improvements, Floor Plan, and Bid Tabulation
2. A copy of the Construction Contract is available at City Secretary Office.

Dept. Head Signature



JAYSON E. PALFRECHT 08/10/16

Deputy City Manager Signature



Hugh R. Walker

City Manager Signature



City Attorney Signature



Janis K. Hampton