

9/29/98

CONTRACTS AWARDED BY PURCHASING COMMITTEE

Jobs Advertised and Bids Received by Programs and Contracts Division

BIDS RECEIVED SEPTEMBER 16, 1998

JOB NO.	JOB NAME	ROUTE	CONTRACTOR	AMOUNT
040267 District 4 Sebastian	Fort Smith Levee Trail (ATEP-95) (S)	---	Crawford Construction Co. P. O. Box 779 Fort Smith, AR 72902-0779 501/782-5100 FAX 501/782-2366	\$ 102,369.50
009995 District 9 Marion	Yellville Sidewalk Enhancement (ATEP-95) (S)	---	Crouse Construction Co. P. O. Box 1816 Harrison, AR 72601 870/741-8622 FAX 870/741-3828	78,735.42
090011 District 9 Marion	Marion Co. Courthouse Restoration (ATEP-95) (S)	---	HDI Contractors, Inc. 710 Hwy. 62-65 South Harrison, AR 72601 870/743-2323 FAX 870/743-9491	543,900.00
TOTAL AMOUNT FOR JOBS AWARDED TO CONTRACT.....				\$725,004.92

ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT

MEMORANDUM

September 22, 1998

TO: Mr. Robert L. Walters, Chief Engineer
THROUGH: Mr. Steve Teague, Assistant Chief Engineer for Planning
FROM: Frank Vozel, Engineer of Programs and Contracts Division
SUBJECT: Job 040267, Fort Smith Levee Trail (ATEP-95) (S)

SVT
Frank Vozel

Bids were opened by the Programs and Contracts Division for Job 040267 on September 16, 1998. Five bids were received and the verified bid tabulations are shown below.

BID NO.	BASE BID AMOUNT	CONTRACTOR
1	\$102,369.50	Crawford Construction Co. Fort Smith, AR
2	\$130,149.00	W. H. Carder, Inc. Little Rock, AR
3	\$152,143.51	Forsgren, Inc. Fort Smith, AR
4	\$153,131.42	Mitchener Excavating, Inc. Russellville, AR
5	\$167,693.00	Township Builders, Inc. Little Rock, AR

The low bid amount is less than 10% over the Architect's estimate of \$98,888.00. This project is funded with transportation enhancement funds matched with local funds up to the available amount. The amount of enhancement funds available to the City for this project is \$107,800.00 (\$86,240.00 federal funds).

City Administrator Bill Harding has requested that the contract be awarded to the low bidder, Crawford Construction Co., in the amount of \$102,369.50. Your concurrence in the award of Job 040267 is requested.

CONCUR: *Robert L. Walters*
Robert L. Walters

c: Job 040267 'C' File

FV/JWB/jwb

ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT

MEMORANDUM

September 22, 1998

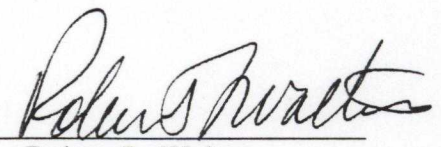
TO: Mr. Robert L. Walters, Chief Engineer
THROUGH: Mr. Steve Teague, Assistant Chief Engineer for Planning
FROM: Frank Vozel, Engineer of Programs and Contracts Division
SUBJECT: Job 009995, Yellville Sidewalk Enhancement (ATEP-95) (S)

Bids were opened by the Programs and Contracts Division for Job 009995 on September 16, 1998. Three bids were received, and the verified bid tabulation is shown below.

<u>BID NO.</u>	<u>BID AMOUNT</u>	<u>CONTRACTOR</u>
1	\$78,735.42	Crouse Construction, Co. Harrison, AR
2	\$108,506.40	J. S. Construction Co., Inc. Little Rock, AR
3	\$156,191.70	Greer Excavating, Inc. Green Forest, AR

The low bid amount is 11.1% over the Engineer's cost estimate. This project is funded with transportation enhancement funds matched with local funds up to the available amount, with the City responsible for 100% of the cost above that amount. The amount of enhancement funds available to the City for this project is \$73,493.20 (\$58,795 federal funds).

Based on the attached justification from the Engineer to award the contract, Mayor Altus Doshier has requested that the contract be awarded to the low bidder, Crouse Construction Co., in the amount of \$78,735.42. Your concurrence in the award of Job 009995 is requested.

CONCUR: 
Robert L. Walters

Attachment

c: Job 009995 'C' File

FV/SHM/shm



~~Sept~~ ^{SEP}
David

CONSOLIDATED LAND SERVICES

INCORPORATED

ENGINEERING
SURVEYING
MATERIALS TESTING
(870) 425-6161

2113 HIGHWAY 62 EAST
SUITE B
MOUNTAIN HOME, AR 72653
FAX (870) 424-3884

18 September, 1998

Arkansas State Highway & Transportation Department
Attn: Mr. Frank Vozel,
Programs & Contracts Division
P.O. Box 2261
Little Rock, AR 72203-2261

RE: Job 009995
F.A.P. STPE-ENHN (44)
Yellville Sidewalk Enhancement
(ATEP-95) (S)
Marion County

Gentlemen:

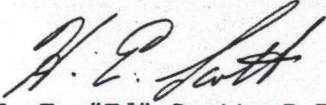
This letter is written to address the fact of the low bid for the above referenced project being 13% above the Engineer's Estimate. It is thought that the reason for this is due to the following:

- 1) The Contractors interested in a project of this type are currently busy with other projects and are therefore not willing to bid this project for only minimal profit at this time.
- 2) The size of this project is relatively small and the Contractor's mobilization costs are a larger percentage of the contract, thus raising the cost.
- 3) There may be other factors besides those addressed above.

We hope this sufficiently addresses the question of why the bid received is higher than the Engineer's Estimate.

Very truly yours,

CONSOLIDATED LAND SERVICES, INC.


H. E. "Ed" Scott, P.E.

HES/pah

cc: City of Yellville

RECEIVED

SEP 21 1998

PROGRAMS & CONTRACTS
A.H.T.D.

ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT

MEMORANDUM

September 22, 1998

TO: Mr. Robert L. Walters, Chief Engineer
THROUGH: Mr. Steve Teague, Assistant Chief Engineer for Planning
FROM: Frank Vozel, Engineer of Programs and Contracts Division
SUBJECT: Job 090011, Marion Co. Courthouse Restoration (ATEP-95) (S)

SBT
Frank Vozel

Bids were opened by the Programs and Contracts Division for Job 090011 on September 16, 1998. One bid was received and the verified bid tabulation is shown below.

BID NO.	BASE BID AMOUNT	BASE BID MINUS ALL FOUR DED. ALTERNATES	CONTRACTOR
1	\$688,000.00	\$543,900.00	HDI, Contractors, Inc. Harrison, AR

The low bid amount minus all four deductive alternates is 25.1% over the Architect's cost estimate. This project is funded with transportation enhancement funds matched with local funds up to the available amount, with the County responsible for 100% of the cost above that amount. The amount of enhancement funds available to the County for this project is \$291,500.00 (\$233,200 federal funds).

Bids on this project were previously received on May 29, 1998. The two bids received were rejected as too high and plan changes were made prior to re-advertising to lower the project cost.

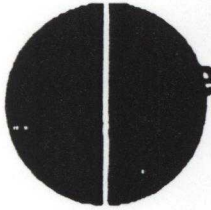
Based on the attached justification from the Architect to award the contract, County Judge Kenneth Jefferson has requested that the contract be awarded to the low bidder, HDI, Contractors, Inc., in the amount of \$543,900.00. Your concurrence in the award of Job 090011 is requested.

CONCUR: *Robert L. Walters*
Robert L. Walters

Attachment

c: Job 090011 'C' File

FV/SHM/shm



Jeff Laur & Associates

Architect / Planner
A.I.A. / N.C.A.R.B.
Quality Services Since 1976

September 22, 1998

Mr. Steve Morgan, Engineer
Engineering Division
Arkansas Highway and Transportation Department
P.O. Box 2261
Little Rock, AR 72203

Fax No. 1 (501) 569-2623

Project: Marion County Courthouse Restoration, AH&TD Job No. 090011
Re: Letter of Justification

Dear Steve:

The Marion County Courthouse Restoration Project has been rebid and the costs have again gone over the estimates presented. This has been a very difficult project for everyone involved, but I think we are finally to a point where construction can begin on the most essential aspects of the design.

The main reason this project has been difficult is the fact that it is a hybrid of two historical building projects. The courthouse was originally constructed in 1905 and was one of the most magnificent and attractive buildings in the State of Arkansas. It burned in 1941 and was rebuilt during World War II when money was tight. The resulting building had the same basic floor plan but a basement was added and the beautiful exterior slate roof, widow's walk, domed cupola, clocks, flag pole, front entrance porch, and stone/brick window detailing were deleted.

Judge Jefferson, the Arkansas Historic Preservation Program (AHPP) staff, the citizens of Marion County, and my firm have been working diligently for over four years in attempts to restore the building as close to its 1905 grandeur as feasible, but costs for this type of construction have turned out to be much more than anyone could have anticipated. In the original design and bid we incorporated all the exterior design features AHPP wanted, knowing that the total cost would be over the established budget. The plan was to find out what everything costs and then deduct items as allowed by AHPP in order to meet the budget. The costs were so high that after deduct alternates were removed the price was still too high.

On August 7, 1998 I mailed you a revised cost estimate for the proposed rebid. My firm worked closely with contractors and subcontractors in order to come up with what we thought would be a fairly accurate cost estimate after deleting the clock cupola, roof insulation, building exterior accent lighting, slate shingles, decorative antique copper guttering, general building electrical upgrades, and entrance yard dedication monument. After these deducts we estimated the cost to be \$583,600, which was still above the budget. In addition we listed possible window deducts to bring the total cost estimate within Marion County's budget for the Project.

Page 1 of 2

The low bid by HDI Contractors, Inc. was \$688,000.00, which is \$104,400 over our rebid estimate. After deleting the deduct alternates the low bid was \$543,900.00. I believe most of the increased costs over our estimate were in the crane costs in the roof structure, the widow's walk arched aluminum handrail, the wood window specifications, and the masonry work on the basement windows. These cost increases can be removed by incorporating the following changes:

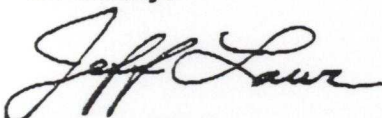
1. Change Order Proposal #1 includes changing the roof framing from pre-engineered trusses to site built trusses. This change will allow the roof structure to be constructed with a large lifting machine rather than a large crane driven to the site from a distant city such as Memphis. The labor and material costs will be greater, but the crane cost savings more than offset these expenses.
2. The multiple arched aluminum handrails around the widow's walk can be changed from metal to painted preservative treated wood with preservative treated plywood arches. The original 1905 arched handrails were probably painted wood so AHPP will accept this change.
3. There is a lot of money in the basement window changes that could be deleted. No basement existed in the 1905 building, and thus there were no basement windows. If we leave the basement windows at their existing sizes and add new wood windows, the cost can be reduced considerably. AHPP will probably support this change because the windows were not in the original building, are partially below grade, and do not take away from the symmetry and beauty of the upper windows.
4. Our specifications call for wood windows with 1 3/4" thick mullions, but 1 3/8" mullions are all that is needed for the sizes shown, and are approved by AHPP. Making this change would save several thousand dollars.

This \$7,500.00 cost savings in Change Order Proposal #1 will cut the \$543,900.00 figure down to \$536,400.00, which is still approximately \$47,000 over the total grant funds available for construction of the Project.

With changes 2, 3 and 4 above, I believe this project can be negotiated within Marion County's budget and thus allow construction to begin on this historically significant project. My firm's past experiences have shown that the low bidder, Ed Brewer of HDI Contracting, Inc., is a very fair, honest and professional contractor who does excellent work. Marion County is blessed to have someone like Ed Brewer interested in restoring their courthouse.

Steve, thank you for your time, patience and steady efforts to help make this project a reality. I hope you and the Arkansas Highway and Transportation Department will continue to support our efforts to proceed as quickly as possible with restoration of this fine old courthouse.

Sincerely,



Jeff Laur, AIA

cc: Judge Kenneth Jefferson
Job File



Kenneth E. Jefferson
County Judge

'Working For Marion County'

September 22, 1998

Steve Morgan
Arkansas State Highway and Transportation
P O Box 2261
Little Rock AR 72203-2261

fax: 501-569-2623

Re: Marion County Courthouse Renovation Project

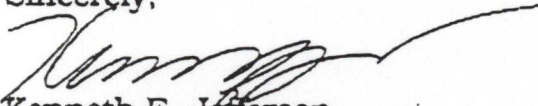
Dear Steve,

The purpose of this letter is to advise you that I want to proceed with awarding the contract for the Marion County Courthouse Renovation Project. Also, I want to start the process of implementing change order number one.

We have all worked very hard on this project, and it looks as though we will see some progress. I really appreciate your involvement.

If I may answer any questions or be of assistance, don't hesitate to let me know.

Sincerely,



Kenneth E. Jefferson
Marion County Judge

KEJ:df

CC: Jeff Laur and Greg Harding