SUBJECT: 400 LEVEL STAIR ADDITION AT TIAA BANK FIELD – RE-BID

BID #: CP-0005-21 **OPEN DATE:** 10/07/2020

GENERAL GOVERNMENT AWARDS COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION CONTRACT – DATE OF CONTRACT EXECUTION THROUGH MARCH 26, 2021

AGENCY: ASM-JACKSONVILLE

BASIS OF AWARD: TO THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER

NUMBER OF BIDS INVITED: 5 **NUMBER RECEIVED:** 3 **OTHER:** 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval of award to the lowest responsive, responsible bidder, Birken Construction, Inc., in the amount of $604,620.00. Period of service will be from date of contract execution through March 26, 2021.

Funding will be encumbered from account 32111.133103.565051.001188, executed by formal contract through the Office of General Counsel, and processed via Purchase Order(s).

ATTACHMENTS: Recommendation Memo, Bid Tabulation, EBO Review, Basis of Award, Scope of Work

ANALYST: _____ DAVID KLAGES

RESPECTFULLY SUBMITTED: _____ GREGORY PEASE, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: BILL CAVERLY, DIRECTOR OF OPERATIONS, ASM GLOBAL – JACKSONVILLE

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING _____ MEMBERS DISAPPROVING _____ DATE: _____

_____ _____ OTHER: _____

_____ _____

_____ _____

ACTION OF AWARDING AUTHORITY DATE _____

APPROVED _____ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____

TO: Gregory Pease, Chief of Procurement

FROM: William Caverly, DOO, ASM

SUBJECT: TIAA Bank Field – 400 Level Stair Addition Rebid

DATE: 10-14-2020

Please take appropriate action to issue a Purchase Order for the referenced Project.

The purpose of this request is to seek permission to select Birken Construction to perform the 400 Level Stair Addition at TIAA Bank Field. Three bids were opened on October 7th with Birken being the low bidder at $598,500.00.

Because Birken's bid was significantly lower than their original bid, a post-bid interview was conducted on October 14th to discuss their bid in more detail and to examine the reasons for the bid difference. Birken explained that the specification change for the glass railings portion of the project had a major impact on the pricing of that piece of work. In addition, moving the project schedule to after the football season eliminated the need for the extensive and expensive clean-up work that would have been required to make the space ready for fan attendance at football games. The post-bid team felt that these answers satisfactorily explained the pricing difference. Birken also claimed no concern with the proposed construction schedule when asked.

Given the information stated above, ASM, with the agreement of our architect HOK, is recommending award of the 400 Level Stair Addition project to Birken Construction. This award will include Alternate #1 (add $6,120.00). The total requested award amount is $604,620.00.

Funding Source: 32111.133103.565051.001188.00000000.00000 to be executed by formal contract agreement through the Office of General Counsel and processed via Purchase Order(s).

Thank you in advance for consideration of our request.

14 October 2020

Bill Caverly
Director of Operations
ASM Global - Jacksonville
300 A. Phillip Randolph Blvd
Jacksonville, Florida 32202

RE: TIAA Bank Field - 400 Level Stair Addition Rebid
Recommendation to Award

Bill,

On Wednesday October 7th, three bids were opened for the above-referenced project. The apparent low bidder was Birken Construction, with a base bid of $598,500.00.

Because Birken's rebid number was significantly lower than their original bid, we conducted a post-bid interview with Birken to discuss their new bid in more detail. During that interview, Birken explained that the minor specification change for the glass railings portion of the project had a major impact on the pricing of that piece of the work. In addition, shifting the project schedule to after the football season eliminated the need for the extensive and expensive cleanup work required to make the space ready for the football games. In my opinion, this information from Birken is a satisfactory explanation for the difference in bid prices. Birken was also asked if they had any concerns with the project schedule issued in the rebid - they stated that there were no schedule concerns on their part.

Given the information noted above, HOK is recommending award of the 400 Level Stair Addition project to Birken Construction. We understand that you would like to accept Alternate #1 (add of $6,120.00). We agree with the addition of this alternate.

If you have any questions, please let me know.

Sincerely,

Christopher King, AIA
Senior Project Architect

Cc: David Klages, City of Jacksonville Purchasing
Gus Drosos, HOK

BID TABULATION

		AULD & WHITE CONSTRUCTORS, LLC	BIRKEN CONSTRUCTION	E.B. MORRIS GENERAL CONTRACTORS, INC.
Title:	400 LEVEL STAIR ADDITION AT TIAA BANK FIELD RE-BID			
Bid No:	CP-0005-21			
Open Date:	OCTOBER 7, 2020			
Analyst:	DAVID KLAGES			
No. Invited:	(5) **No. Received:** (3) **Other:** (0)			
Recorded By:	JOHN HERNANDEZ			
TOTAL BASE BID:		$598,600.00	$598,500.00	$611,500.00
ALTERNATE NO. 1:		$6,100.00	$6,120.00	$7,800.00
ALTERNATE NO. 2:		$15,200.00	$17,280.00	$11,800.00
ALTERNATE NO. 3:		$67,800.00	$72,813.00	$96,200.00
Bid Form:		Yes	Yes	Yes
Conflict of Interest Certificate:		Yes	Yes	Yes
Insurance Agent Acknowledgement Form:		Yes	Yes	Yes
Bid Bond:		Yes	Yes	Yes
Addenda 1 & 2:		Yes	Both acknowledged.	Yes
Pre-Qualified - Vertical Construction:		Yes	Yes	Yes

Department of Finance and Administration
Procurement Division

CITY OF JACKSONVILLE

October 12, 2020

To: Gregory A. Pease, Chief
Procurement Division

From: Aileen Cruz, Business Analyst AC
Jacksonville Small & Emerging Business Office (JSEB) & Contract Compliance Office

Re: **CP-0005-21 - 400 Level Stair Addition at TIAA Bank Field-Rebid**

The Jacksonville Small & Emerging Business (JSEB) Office has reviewed the low bidder/proposer for compliance with the Jacksonville Small and Emerging Business (JSEB) program. Based upon the review, and the areas of certification, the lowest bidder/proposer is **Birken Construction, Inc**, with a bid of **$598,500.00** and the 10% JSEB goal. Based upon review of the JSEB schedule of work, the letters of intent, and the areas of certification, the lowest bidders/proposers, meet the goal by utilizing 100% JSEB.

Our review efforts are documented and available upon request. Please let us know if you have any questions or concerns. I can be reached at (904) 255-8828.

cc: Dave Klages
Rose Nettles

B. **BASIS OF AWARD**

The project may be awarded to the lowest responsive, responsible Bidder for the Total Base Bid contingent on the availability of funds within the project's approved budget. The City has the right to reject any or all bids if it is in the best interest of the City.

C. **REVISIONS OF BID PROPOSAL FORM**

Request for revision of the Bid Proposal Form must be made to the ENGINEER at least ten (10) days prior to date of opening of Bids. Revision of the Bid Proposal by the Bidder will void the Bid.

D. **CONTRACT EXPIRATION DATE**

The Contract expiration date shall be established as follows:

The notice to proceed date plus ten (10) calendar days for mobilization, plus the construction time established in the Proposal, plus time extensions pursuant to valid change orders (which shall establish the construction completion date), plus 120 days to assure a contract exists beyond the scheduled construction completion date in order to comply with Executive Order Number 2013-05.

E. **BID CHANGES**

No changes in the amount of Bids appearing on the outside of Bids will be considered. Only the amounts shown on bidding documents inside the envelope will be considered. All changes, corrections and erasures must be initialed by the person signing the bid.

F. **CONSTRUCTION COMPLETION**

The CONTRACTOR shall begin work within ten (10) calendar days, including Sundays and holidays, after the date of written NOTICE TO PROCEED from the owner to begin work, **but no earlier**, and shall achieve **Substantial Completion** on or before **March 16, 2021**. **Final Completion** shall be achieved on or before **March 26, 2021**. If the Bidder determines that "off-hours" work is anticipated to complete the project within such allotted times, a schedule therefore shall be attached to this proposal as required by Section 20.3.4 of the General Conditions.

G. **BID SECURITY**

If Bid Security is required for this project, a Certified Check on _____ (or) Cashier's Check on _____ (or) Bid Bond properly executed by the undersigned and by qualified surety in the sum of _____ representing not less than **five percent (5%)** of the total amount of Bid, made payable to the Tax Collector, City of Jacksonville, Florida, which the undersigned Bidder hereby deposits as a guarantee of good faith and which it agrees to forfeit to the CITY of Jacksonville, not as a penalty, but as fixed and liquidated damages in the event it fails to enter into Contract, or fails to furnish the contract bond required in accordance with the Special Conditions within ten (10) days after receipt of the contract.

400 LEVEL STAIR ADDITION AT TIAA BANK FIELD
SECTION 30

SCOPE OF WORK

30.1 Scope The work covered by these plans and specifications consists of furnishing all labor, materials and equipment; and performing all operations necessary for the construction of 400 Level Stair Addition at TIAA Bank Field, as specified in the Contract Documents. Refer to the Technical Specifications section for a detailed scope.

30.2 Location This project is located within the limits of the City of Jacksonville, Florida. The construction area is at TIAA Bank Field Drive, 1 TIAA Bank Field Drive, Jacksonville, Florida 32202.

30.3 Intent It is the intent of these Contract Documents to construct the 400 Level Stair Addition at TIAA Bank Field project as shown on the plans and including but not limited to:

- Installation of a new steel framing monumental stair with glass railing connecting a 400 level club to the suite level
- Limited demolition of existing metal stud framed walls and ceilings
- Renovation of an existing meeting room (1250 square feet)
- Interior vestibule constructed of fire rated glass and framing
- Typical finishes include carpeting, LVT, paint, acoustic ceiling tile
- Minor modifications to the existing HVAC, electrical, lighting, plumbing, and fire protection systems

It is not the intent of these Contract Documents to minutely define the mode and fabric of construction of this project, but rather to set forth reasonable and rational criteria for the construction thereof.