

PAUL STRESING ASSOCIATES, INC.

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN

Paul R. Stresing, President
Certificate of Authorization No. AA-0003377
Florida Architectural License No. AR0013985

American Institute of Architects
National Council of Architectural
Registration Boards

April 6, 2016

Mr. Adam Boukari
Assistant City Manager
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Legacy Park – Bid Review and Assessment

Dear Mr. Boukari:

I have taken all of the bids into consideration and as required in Article 19, Subsection 19.05 and 19.06 of EJCDC-C-200 have investigated the lowest three contractors for project 2016-03 and 2016-04. I offer the following information and recommendation based on the available options for your consideration. Knowing the City's budgeting concern I suggest at a minimum the following Base Bid and Additive Alternates to insure a complete and maintenance friendly facility:

- Project 2016-03 Site Civil Landscaping – Base bid
- Project 2016-04 Arena Building – Base bid - The Deductive Alternates were included in the project as a bidding safety net that would ultimately compromise the quality of the project and would result in higher maintenance and therefore would not be recommended for a project of this magnitude and importance. Additive Alternates 2, 3, 5, and 6 are interior enhancements and not required to complete the project.

If budget will allow Additive Alternate No. 3 is the installation of upper wall acoustical panels in the lobby cupola. It should be noted that the acoustical panels will help defuse airborne noise in the lobby area that are surface mounted to the finish drywall system. These panels might not be needed acoustically, however, would add color and architectural interest to the upper wall and ceiling area, in addition to providing potentially needed audible and acoustical enhancement. If budget is of concern it would not be unusual to wait to see if acoustical enhancement is even required and the quantity of panels can start small and add on an "as needed" basis. Another option would be to add hanging banners after the fact, in lieu of acoustical panels. If the banner option is desired Additive Alternate No. 3 could be rejected at this point in time and the City could opt to install future panels or banners if necessary without compromising the overall quality of the project.

Additive Alternate No. 2 consists of the bleachers, athletic lockers and protective wall matts that can be added at any time and installed in-house, once the project is complete and recognize additional possible savings from direct purchase tax savings and general conditions mark up, if so desired.

If the budget allows, Additive Alternates 5 and 6 are flooring enhancements for your consideration.

The following is an assessment of each projects background research of the apparent low three bid submissions:

PROJECT 2016-03 SITE CIVIL WORK

The apparent low contractor is Emmett Sapp. I have concerns with this bid submission.

1. Acknowledgement of all the addenda was incomplete.
2. The projects identified in the examples of similar work did not include any similar projects and the projects identified were South of Ocala and the size of the site development portion of the projects not broken out from the overall project cost. The site component of the past projects listed were considerably smaller in scale than the Legacy Park Project. Since only a total construction cost was provided in their documentation if you consider a site work percentage of 20% of the construction cost none of the project reach the bid amount offered in their bid submission for this project.
3. One area of concern is that all of the work being proposed is being performed by Magnum Construction Solutions, who elected not to bid the project as a prime. I reached out to my resources in Marion County and the Villages and found that Magnum Construction evolved from SCI Site Contractor that has completed quite a bit of work in the Villages before the Villages elected not to use SCI on future projects, and shortly after the company ceased to exist. I contacted the Villages Commercial Development Division and when asked about SCI and Magnum Construction the above information was confirmed, however, they refused to expand on why they elected not to use SCI for future projects.
4. Reference information was incomplete and contact information lacked telephone numbers or e-mail addresses to allow confirmation.
5. I was able to make contact with Phillips Buick and GMC in Fruitville, Florida and confirmed that Emmett Sapp Construction built their car dealership and during the construction suggested a number of value engineering items that resulted in a less than satisfied client, however, he was not in position to discuss the relationship.

In summary, and based on inconsistencies and incomplete submission support documentation it is difficult for me to recommend awarding a site package of this size and complexity to a contractor that was not able to show with confidence the ability to successfully deliver a project of this magnitude.

The apparent second low contractor at \$2,584,437.00, was Andrew's Paving, a City of Alachua based Site Civil Contractor. Upon reviewing their bid and references I found no technical errors or blemishes in prior work.

D. E. Scorpio Corporation submitted a base bid price of \$2,627,007.00 for the specified work and Scherer Construction (a Site Contractor and Building Contractor under one entity) bid was \$2,627,869.00, however, offered a combined award (site and building contract) voluntary alternate of \$50,000.00, or an adjusted bid amount of \$2,577,869.00, putting them in the base bid position of being the apparent low, unless the site pavilion additive alternate is being considered, and if budget is of concern the City may elect to install the pavilion in-house, outside of this projects scope of work.

PROJECT 2016-04 BUILDING ARENA

With respect to project 2016-04 Building Arena, the two apparent low bid contractors, Scherer Construction and Parrish-McCall bid packages were reviewed and in compliance with no inconsistencies and found to be in compliance with bid submission requirements. A reference check resulted in very positive feedback. Both firms were found to have impeccable reputations and references.

With that being said, I offer the following options for your consideration if the apparent low Site Contractor, Emmett Sapp is not considered due to inconsistencies in their bid and inability to show experience with similar size and scope projects.

Option A – If overall cost is within budget and all Additive Alternates are being added to the base bid.

APPARENT LOW CONTRACTOR TEAM

Building - Parrish McCall	\$5,044,100.00
Site - Andrew's Paving	\$2,624,437.00
Total	\$7,668,537.00

APPARENT 2nd LOW CONTRACTOR TEAM

Building - Scherer Construction	\$5,165,787.21
Site - Scherer Construction	\$2,627,869.00
Voluntary Alternate	\$ -50,000.00
Total	\$7,743,656.21

Option B – If aggressive funding dictates the desired award and the sports specialty Additive Alternate No. 2, the surface applied acoustical panel Additive Alternate No. 3, and flooring enhancement Additive Alternates 5 and 6 are not being considered for the building and Additive Alternate No. 1 is not being considered for the site package 2016-03 the following would be true:

APPARENT LOW CONTRACTOR TEAM

Building - Scherer Construction	\$4,932,000.00
Site – Scherer Construction	\$2,627,869.00
Voluntary Alternate	\$ -50,000.00
Total	\$7,509,869.00

APPARENT 2nd LOW CONTRACTOR TEAM

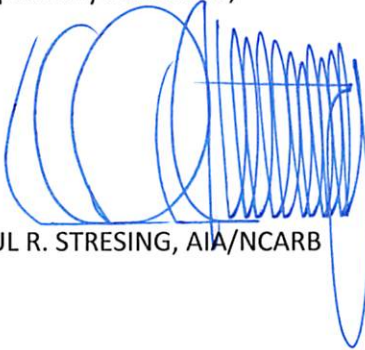
Building – Scherer	\$4,932,000.00
Site - Andrew's Paving	\$2,584,437.00
Total	\$7,516,437.00

In summary, if Site Contractor Emmett Sapp is dismissed for concerns I have listed above the two (2016-03/04) apparent low qualified contractors are Scherer Construction Team or Scherer/Andrews Paving Team, each of which have confirmed that they will coordinate their efforts for a seamless project delivery and both are quality construction teams. The Scherer option will provide an "under one contract" project delivery, the Scherer/Andrews Paving Team option will require two separate contracts with a commitment to collaborate between companies. So, ultimately I think the selection should be based on available funds, and if Additive Alternates No. 2 and 3 are a desire of the City they can be included in the bid award or staff can easily install them in the future on an as needed basis. Additive Alternates 5 and 6 are flooring enhancements which are not required at this time. Please keep in mind that the building is a

threshold building and will require threshold building inspection services by a certified Threshold Engineer, and the project will require construction administration services by the design team.

I hope this assessment of the bid submission is helpful in explaining my findings and providing the essential information for you to consolidate a recommendation to the Commission for their consideration and action. If I can be of further assistance please don't hesitate to contact me.

Respectfully submitted,



PAUL R. STRESING, AIA/NCARB