

PUBLIC WORKS COMMITTEE

APRIL 7, 2021

8:00 A.M.

Special Meeting to Discuss Award of Building Project

Attendees:	George Haynes	John Kosier
	Bill Layton	Dennis Valente
	Jerry Vernold (vis Phone)	Art Merrill
	Susan McIntyre	Dan Sanford
	Jared Boice	Dave Ohman (Del. Eng)

SM, purpose of this meeting is to discuss the proposals that were received and how we proceed with prefiling the resolution for award. I wanted to make sure that this Committee was familiar with the numbers and where we stand on the budget. At this time I'm going to turn it over to Dave Ohman to go over the spreadsheet that you all have. (Copy attached)

DO, Before we go to the table, I think we need to look quickly at the accompanying letter. We had 18 bids from 4 different Prime contractors. We had an excellent response. We had nice groupings, no super low bids, no super high bids, the numbers were sound and seemed well vetted. The total for the 4 projects is about \$19.8 million. Basically we've gone through the numbers and there is nothing that would preclude making award of the four base bids to the apparent low bidder. The other thing is that these are all firms that either we or the County have worked with. They have also worked together on other projects. The only one we don't have direct contact with is DiGesare Group and they come highly recommended. Our estimate for construction costs was \$22 million so we are under that right now and we think we are in good shape.

Time was spent reviewing the spreadsheet showing the engineer's estimate vs the post bid estimate, including things that the County will be supplying.

DO, once we ran all the numbers we are very close to the original estimate. There is also potential for some reimbursement from CWC for the stormwater work.

SM, To be clear it would be a reimbursement so we would have to front the money. But there is potential for about \$600K in reimbursement.

SM, So our true cost right now is \$27.164 million. That includes \$2 million for contingency, financing costs, the parts and pieces that the County will supply, cost for construction management, construction inspection and this is prior to any reimbursement. We have been very conservative and these numbers may be a little fat but we'd rather shoot high and come in under.

SM, Anybody have any questions for Dave? We do have a proposal that came in this morning for the Construction Management/Inspection piece. That proposal hasn't been acted on yet but the number is imbedded in the figures we have. We will need on site management and inspection. What I wanted to focus on today was the whole project and that we are comfortable with the resolution.

DO, In this proposal, we have included three full time on site inspectors, do we need that? Probably not every day but there will be times when we do. We have also included a construction manager including a software package that will manage all the submittals, we have also kept the entire design team on board. We do believe we will come in under budget but we feel we have covered every need. We really look forward to seeing this project through.

SM, Art just to review really quick, we do have money (\$900K) in our estimate to cover the cost of purchasing the bans and bond as well as interest. I have also talked to Bev, she is going to start working with financial advisors to start the acquisition of the bans.

SM, Right now I have one resolution to award to all four primes. I am trying to get Amy to take a look at this and make sure she is ok. There is a question about the alternate bids and if we need to mention them. They are all deductions that we put in so that if the bids came in high, we could reduce them in this manner. There is also some unit pricing and we don't know if we should mention it directly. That's where Amy comes in. Anybody have any questions?

AM, My gut feeling would be to not mention the unit pricing, it's just going to cause a lot of questions that no-one can answer. The resolution is not the contract. As long as it's in the contract, that's all that matters. If we have to fine but I'd rather not see it.

SM, Do I need to draft a brief memo to go with this?

Everyone basically agreed that we don't need a memo.

SM, Since we have a few minutes let's talk about the construction management/inspection. We did also get a proposal from C&S. I am very hesitant to go with someone other than the design engineer as long as things have been going well because it presents its own set of challenges. It creates a disconnect in the knowledge base and it causes a lag in getting information because you will have to go back to the design engineer to get answers. Communication is critical in a project of this size. You basically have 12 different projects going on.

GH, I think these guys have done excellent so far and they have a vested interest in seeing this succeed.

AM, We do have C&S at the Behavioral Health building and people are very happy with them. But I think it would be smart to not have them doing two big projects in Delaware County, I think that would raise questions. And I agree that keeping Delaware Engineering makes sense, you bring someone else in and it turns into a he said this, he didn't tell me that situation. And I'm not so worried with this project, you people are construction people, you deal with this so you're going to know if something is off. I'd stay with Delaware Engineering.

DV, Are you putting that on the floor?

SM, No, it's a professional service so we don't need to.

DV, OK. I say stick with them.

Committee agreed.

GH, I think maybe a short memo to say that we are happy with what we got. Bids were close and under budget and we are very pleased with where we are.

SM, Ok, so am I propose sending the resolution, Delaware Engineering's letter, the summary spreadsheet and a very brief memo from DPW saying this is what is happening.

Committee agreed.