

AGENDA ITEM NO. 3

SARASOTA MANATEE AIRPORT AUTHORITY
OCTOBER 19, 2020 MEETING
STAFF NARRATIVE

**REQUEST FOR APPROVAL: CONSTRUCTION CONTRACT AWARD TO BANDES
CONSTRUCTION FOR THE SRQ MAINTENANCE HANGAR PROJECT**

EXECUTIVE SUMMARY: Bids were received for the SRQ Maintenance Hangar Project on October 7, 2020. There were fourteen (14) bids, with the low, responsive bid submitted by Bandes Construction with a bid of \$3,739,750.83 for the base bid and \$14,935,275.83 for the base bid plus additive alternate number one. Staff is recommending approval of the base bid in the amount of \$3,739,750.83.

NARRATIVE: Airport Staff along with Cirrus Aviation and Manatee Technical College (MTC) secured partial funding through a Development of Economic Opportunity (DEO) grant to design and construct a maintenance hangar and an Airframe & Powerplant (A&P) School. Due to COVID's economic uncertainty, Cirrus Aviation was unable to continue with their plans to lease the facility. In addition, MTC was not able to secure the additional \$9 million needed for their facility at the time of the project award. MTC does anticipate securing funding within the next 6-months, and will re-bid their portion of work separately. Therefore, Staff is recommending approval of the base bid only that includes construction of one 12,000 SF hangar and the site work for both the 12,000 SF hangar and MTC facility.

The base bid for the SRQ Maintenance Hangar will construct one 12,000 SF hangar that will be leased to a future tenant. The 12,000 SF hangar will include an asphalt apron, bi-fold hanging door, vehicle parking, security, and installation of utilities. The site work for MTC facility along with the existing Agape Hangar will also be constructed as part of the base bid. This will include improvements to 15th Street East for access, asphalt apron construction/reconstruction, vehicle parking, security, landscape, and installation of utilities. The Additive Alternate 1 bid included the construction of the MTC building and hangars, and will be re-bid at a later date.

The contract allows a 330-calendar day duration for the base bid project completion. The Site work is funded with a 50/50 FDOT grant, and the 12,000 SF hangar is partially funded with the remaining funds of a \$3 million DEO grant.

Staff along with the design consultants have evaluated the fourteen bids received and recommend award of the project to the low responsive bidder with a price of \$3,739,750.83 for the base bid. Staff does not recommend the additive alternate bid due to MTC being unable to secure their portion of the funding at the time of this award.

RECOMMENDATION: It is hereby recommended that the Board authorize the Chairman to execute a construction contract with Bandes Construction, pending receipt of grant from FDOT, for the project in the amount up to \$3,739,750.83 with a 10% contingency for a total budget of \$4,113,725.00.

ATTACHMENTS: Consultant letter of recommendation for the low, responsive bidder
Bid Tabulation
Attorney's letter of review and concurrence

SCHENKELSHULTZ
□ □ □ ARCHITECTURE □ □ □

October 13, 2020

Mr. Kent D. Bontrager, PE
Senior Vice President Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

Re: SRQ Maintenance Hangars Project
Sarasota Bradenton International Airport
Sarasota Manatee Airport Authority

Dear Mr. Bontrager:

SCHENKELSHULTZ has completed review of the bids received on October 7, 2020 for the above referenced project. Please find attached the Bidders Checklist summarizing our review of the bid documents submitted by each Bidder.

The following Bidders submitted bids: E&L Construction Group Inc.; Johnson-Laux Construction, LLC; Cleveland Construction, Inc.; Stellar Development, Inc.; Wright Construction Group, Inc.; Lema Construction & Developers, Inc.; Park & Eleazer Construction, LLC; D.L. Porter Constructors, Inc.; Manhattan Construction Company; Jon F. Swift, Inc; Bandes Construction Company, Inc; Astra Construction Services LLC, H.A. Contracting Corp.; and Charles Perry Partners, Inc.

Bandes Construction Company, Inc. submitted the low Base Bid of \$3,739,750.83. Based on our review it appears that all the submitted forms by Bandes Construction Company, Inc. were complete and met the bid requirements.

If funding is available, **SCHENKELSHULTZ** recommends the Owner accept Add Alternate No. 1 and add this to the Base Bid contract for construction. If Add Alternate No. 1 is accepted, it would appear that E&L Construction Group, Inc. is the low bidder with the submitted Base Bid plus Add Alternate 1 amount of \$13,177,578.30. Based on our review it appears that all the submitted forms by E&L Construction Group were complete and met the bid requirements.

Based on **SCHENKELSHULTZ**'s evaluation, we deem E&L Construction Group, Inc. the lowest, responsive bidder for Base Bid plus Add Alternate 1 and recommend the Owner continue contract negotiations with this company.

Sincerely,

SCHENKELSHULTZ, Inc.



Craig W. Hanson, AIA, LEED AP
Principal

BID SUMMARY
 SRQ MAINTENANCE HANGARS PROJECT
 10/12/2020

Number	Contractor	Base Bid Site	Base Bid Hangar C	TOTAL BASE BID	Rank Base Bid	Add Alt. 1	Base Bid plus Add Alternate 1 with both Mobil.	Deduct Mobilization Base Bid Site	Deduct Mobilization Base Bid Hangar C	TOTAL BASE BID plus ADD ALT. 1	Rank Base Bid plus Add Alt. 1	Mobilization included in Add Alt. 1
1	E&L Construction	\$ 2,078,474.30	\$ 1,785,936.00	\$ 3,864,410.30	5	\$ 9,313,168.00	\$ 13,177,578.30	\$ (103,240.00)	\$ (168,389.00)	\$ 12,905,949.30	1	\$ 509,813.00
2	Johnson-Laux Construction	\$ 2,218,126.43	\$ 1,582,709.85	\$ 3,800,836.28	2	\$ 9,384,452.63	\$ 13,185,288.91	\$ (43,175.08)	\$ (7,981.02)	\$ 13,134,132.81	3	\$ 210,278.46
3	Cleveland Construction	\$ 2,308,000.00	\$ 2,088,000.00	\$ 4,396,000.00	3	\$ 9,664,000.00	\$ 14,060,000.00	\$ (343,877.25)	\$ (617,000.00)	\$ 13,099,122.75	2	\$ 1,382,000.00
4	Stellar Development	\$ 2,208,796.34	\$ 1,618,995.37	\$ 3,827,791.71	3	\$ 10,382,901.42	\$ 14,210,693.13	\$ (267,529.04)	\$ (196,032.44)	\$ 13,747,071.65	5	\$ 1,240,885.68
5	Wright Construction	\$ 1,951,504.02	\$ 2,445,822.00	\$ 4,397,326.02	5	\$ 9,877,576.00	\$ 14,274,902.02	\$ (103,775.00)	\$ (586,504.00)	\$ 13,584,623.02	4	\$ 1,010,242.00
6	Lema Construction	\$ 2,238,653.89	\$ 2,069,303.67	\$ 4,307,957.56	6	\$ 10,271,301.34	\$ 14,579,359.00	\$ (45,288.60)	\$ (150,000.00)	\$ 14,383,970.40	8	\$ 350,000.00
7	Paik & Eleazer Construction	\$ 2,346,193.33	\$ 1,825,249.63	\$ 4,171,442.96	7	\$ 10,442,799.86	\$ 14,614,242.82	\$ (269,587.28)	\$ (194,434.45)	\$ 14,150,221.09	7	\$ 923,560.63
8	D.L. Porter Construction	\$ 2,530,260.70	\$ 1,870,174.09	\$ 4,400,434.79	8	\$ 10,224,342.99	\$ 14,624,777.78	missing sheet	\$ (206,237.49)	\$ 14,418,540.29	9	\$ 1,428,188.25
9	Manhattan Construction	\$ 1,782,988.98	\$ 2,331,691.40	\$ 4,114,680.38	9	\$ 10,525,134.50	\$ 14,639,814.88	\$ (98,326.38)	\$ (684,510.03)	\$ 13,856,978.47	6	\$ 421,429.03
10	Jon Swift Construction	\$ 2,132,441.03	\$ 1,724,047.89	\$ 3,856,488.92	4	\$ 10,987,699.55	\$ 14,844,188.47	\$ (21,354.63)	\$ (5,696.52)	\$ 14,817,137.32	13	\$ 5,696.52
11	Bandes Construction	\$ 2,258,800.83	\$ 1,480,950.00	\$ 3,739,750.83	1	\$ 11,195,525.00	\$ 14,835,275.83	\$ (245,289.00)	\$ (136,000.00)	\$ 14,553,986.83	11	\$ 1,245,000.00
12	Astra Construction	\$ 2,611,000.00	\$ 1,958,000.00	\$ 4,569,000.00	12	\$ 10,673,000.00	\$ 15,242,000.00	\$ (530,000.00)	\$ (100,000.00)	\$ 14,612,000.00	12	\$ 480,000.00
13	H.A. Contracting	\$ 2,178,677.37	\$ 2,076,000.00	\$ 4,254,677.37	13	\$ 11,009,000.00	\$ 15,263,677.37	\$ (90,000.00)	\$ (50,000.00)	\$ 15,123,677.37	14	\$ 50,000.00
14	Charles Perry Partners	\$ 2,271,893.09	\$ 2,355,219.00	\$ 4,627,112.09	14	\$ 10,685,835.00	\$ 15,312,947.09	\$ (158,332.23)	\$ (724,646.00)	\$ 14,429,968.86	10	\$ 615,561.00

Charles D. (Dan) Bailey, Jr.
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October 14, 2020

Kent Bontrager, P.E.
Sr. Vice President of Engineering, Planning & Facilities
6000 Airport Circle
Sarasota, FL 34243

Re: SRQ Maintenance Hangars Project
Bid Review/Contract Award Recommendation

Dear Kent:

You have solicited my review and recommendation regarding the bids received on October 7, 2020 for the above-referenced project. In that connection, I have reviewed the letter of October 13, 2020, from Craig W. Hanson, AIA, LEED AP, principal with Schenkel Shultz Architecture, addressed to you, which provides a bid tabulation and recommendation of award.

There were fourteen bidders and Bandes Construction Company, Inc. submitted the low Base Bid of \$3,739,750.83. The bidders' checklist prepared by Mr. Hanson indicates that Bandes' bid contained no material omissions. It did, however, contain two minor irregularities. First, Bandes's bid did not initially include its certificate of liability insurance, but that is not a material omission, and the certificate has since been supplied. Second, it did not include a copy of its contractor's license, which is likewise not a material omission, and a copy of that license has since been obtained by the Authority.

Mr. Hanson recommended that the Authority accept Add Alternate No. 1. If that alternate were added to the Base Bid, a different bidder would have been the low bidder. However, you have advised me that the Authority has determined not to accept Add Alternate No. 1, Bandes remains the low bidder.

Accordingly, I concur with Mr. Hanson's findings that Bandes Construction Company, Inc. is indeed the lowest and best bidder, and I recommend that it be awarded

the contract based on its Base Bid of \$3,739,750.83.

If I can assist in any other way, please advise.

Respectfully submitted,



Charles D. (Dan) Bailey, Jr.
For the Firm

CDB:mj

cc: Craig W. Hanson, AIA, LEED AP
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