

RESOLUTION NO. 2009-74

AUTHORIZING CONTRACT NO. 2009-102A WITH TOWN CENTER CONSTRUCTION, LLC FOR GENERAL TRADES UNDER PROJECT 11E – PARATRANSIT DISTRICT GARAGE REHABILITATION-REBID IN THE AMOUNT OF \$1,018,000.00 (RTA DEVELOPMENT FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, the Authority deems it necessary to acquire construction services for General Trades, as provided under Project 11E, Paratransit District Garage Rehabilitation; and

WHEREAS, the bid of Town Center Construction, LLC located at 8840 Commons Blvd., Ste. 150, Twinsburg, Ohio 44087 was received on August 6, 2009, in the amount of one million eighteen thousand & 00/100 dollars (\$1,018,000.00) to perform said services; and

WHEREAS, the General Manager/Secretary-Treasurer deems the bid of Town Center Construction, LLC to be the lowest responsive bid from a responsible bidder for said services and recommends acceptance thereof by the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the bid of Town Center Construction, LLC for Project 11E-General Trades for the Paratransit District Garage Rehabilitation be and the same is hereby accepted.

Section 2. That the General Manager/Secretary-Treasurer of the Authority be and he is hereby authorized to enter into a contract with Town Center Construction, LLC for Project 11E-General Trades for the Paratransit District Garage Rehabilitation.

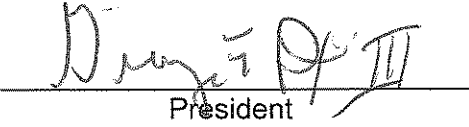
Section 3. This procurement will be funded through the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to Capital Grant OH-03-0259 in an amount not to exceed \$1,018,000.00 (\$814,400 in federal funds which represents 80% of the total cost). This contract is contingent upon FTA approval.

Section 4. That said contract shall be binding upon and an obligation of the Authority contingent upon compliance by the contractor to the Specifications and Addenda, thereto, if any; the Affirmative Action Plan adopted by the Board of Trustees in Resolution 2008-061; bonding and insurance requirements and all applicable laws relating to the contractual obligations of the Authority.

Section 5. That the Greater Cleveland Regional Transit Authority's Board of Trustees expects that Town Center Construction, LLC will exceed the 25% DBE goal assigned to this procurement.

Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: September 15, 2009



President

Attest: 

CEO, General Manager/Secretary-Treasurer



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

TITLE/DESCRIPTION: CONTRACT: GENERAL TRADES UNDER PROJECT 11E PARATRANSIT DISTRICT GARAGE REHABILITATION VENDOR: TOWN CENTER CONSTRUCTION, LLC AMOUNT: \$1,018,000.00	Resolution No.: 2009-74
	Date: September 10, 2009
	Initiator: Engineering & Project Development
ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

- 1.0 **PURPOSE:** This action will allow the Authority to enter into a contract to provide construction services for the General Trades portion of Project 11E Paratransit District Garage Rehabilitation.
- 2.0 **DESCRIPTION/JUSTIFICATION:** This project will provide the General Trades portion of the rehabilitation of the existing Paratransit District garage. The 11E rehabilitation project consists of the expansion and renovation of the GCRTA Paratransit Bus Garage. The modifications to the facility include exterior and interior demolition; construction of two additions on to the existing building; interior renovation of majority of the interior spaces; removal and replacement of the existing rooftop HVAC equipment; and site work to include removal and replacement of fencing, new gate structures and modifications to existing storm structures.
- 3.0 **PROCUREMENT BACKGROUND:** This procurement is a rebid. The Invitation for Bid (IFB) was posted on the GCRTA Procurement web site and advertised in the local newspapers. Solicitation packages were requested by a total of 45 prospective bidders. On August 6, 2009, 14 bidders submitted a total of 25 bids that included five bids for Entire Work, five bids for General Trades, four bids for Plumbing Trades, four bids for HVAC Trades, three bids for Fire Protection Trades and four bids for Electrical Trades. (See Attachment A)

Award of this contract is to the lowest responsive and responsible bid for this trade (class of work). This award is one of the multiple awards being proposed because the sum of these individual trade bids is less than any bid for the Entire Work.

As a result of the above, the following bids were determined to be the lowest responsive and responsible bids received for Project 11E:

• Town Center Construction, LLC	General Trades	\$1,018,000.00
• Gateway Electric	Electrical Trades	\$ 344,800.00
• ABC Piping	Plumbing Trades	\$ 124,628.00
• ABC Piping	HVAC Trades	\$ 167,270.00
• R.M. Riggle	Fire Protection	\$ 33,700.00
• Total of All Trades		\$1,688,398.00

The lowest Entire Work bid was received from Fiorilli Construction in the amount of \$1,758,000.00.

The Engineer's Estimate is \$1,874,738.00 for Entire work. The total of the multiple primes (all trades) amount of \$1,688,398.00 is 10% lower than the Engineer's Estimate. Award is allowable where the total of all contracts for the project is less than 10% above the estimate thereof, as provided in Ohio Revised Code 153.12.

The above circumstances support award of each class of work in this instance for Project 11E.

Town Center Construction has successfully completed the Quincy/E. 105th Street Rapid Station construction project for GCRTA. They have also completed similar projects for Akron Metro RTA, Intermodal Transit Facility; Cuyahoga County, Berea Fairgrounds Multi-Purpose Building; and, University Hospitals Georgian Center Renovations.

A price analysis was performed and the Procurement Department determined the Total Lump Sum Price bid received from Town Center Construction for the General Trades to be fair and reasonable.

- 4.0 **AFFIRMATIVE ACTION/DBE BACKGROUND:** All Affirmative Action requirements have been met. Town Center Construction also has committed to meeting the 25% DBE participation goal established for this procurement through the utilization of the following companies for a total amount of \$254,736:

DBE COMPANY	DBE CATEGORY	SCOPE OF WORK	AMOUNT	PERCENT
Cleveland Industrial Concrete	Female	Concrete	\$133,000	13.1%
Western Reserve Interiors	Female	Framing/Drywall/ Carpentry	\$57,300	5.6%
Post Painting	Female	Painting	\$44,691	4.4%
Commercial Tile & Stone	Female	Ceramic Tile	\$19,745	1.9%
Total DBE Participation			\$254,736	25.0%

- 5.0 **POLICY IMPACT:** None

- 6.0 **ECONOMIC IMPACT:** This procurement will be funded through the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to Capital Grant OH-03-0259, Line Item 12.34.02 in an amount not to exceed \$1,018,000 (\$814,400.00 in Federal funds which represents 80% of the total cost). This lump sum price is 10% below the Engineer's Estimate of \$1,874,738. This contract is contingent upon FTA approval.

- 7.0 **ALTERNATIVES:** Reject this bid. Rejection of this award would delay the Authority's ability to accommodate the growth in operations.

- 8.0 **RECOMMENDATION:** It is recommended that the bid of Town Center Construction, LLC be accepted and the resolution passed authorizing the General Manager/Secretary-Treasurer to enter into a contract.

- 9.0 **ATTACHMENTS:** Attachment A

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.



 CEO, General Manager/Secretary-Treasurer

ATTACHMENT A

BIDDER	ENTIRE WORK	GENERAL TRADE				
		HVAC	ELECTRICAL	PLUMBING	FIRE PROTEC	
Town Center Construction	\$1,776,000					
Fiorilli Construction	\$1,758,000					
East/West Construction	\$1,867,000					
Schirmer Construction	\$1,834,000					
Standard Construction	\$1,899,855	\$225,535	\$386,700	\$190,500	\$39,130	
Gateway Electrical			\$344,800			
Commerce Plumbing				\$212,750		
ABC Piping		\$167,270		\$124,628	\$40,778	
Miles Mechanical		\$210,000				
Reliance Mechanical				\$256,600		
Industrial First Inc.			\$376,000			
K. Company, Inc.		\$253,000				
R. M. Riggle					\$33,700	
Lake Erie Electrical			\$358,529			
Apparent Low Combined Totals		Town Center	Gateway Elec	ABC Piping	R.W. Riggle	
\$1,688,398		\$1,018,000	\$344,800	\$124,628	\$33,700	
2nd Apparent Low	Fiorilli					
	\$1,758,000					