

DATE:

11/18/2021

AGENDA ITEM (ACTION ITEM):

Consider / Approve the Bid Award with Graybach, LLC. for the RC Hinsdale Elementary Addition and Renovations Project (BG 21-142) and the associated Kentucky Department of Education AIA (American Institute of Architects) Contract.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds: 702 KAR 4:160

HISTORY/BACKGROUND:

RC Hinsdale Elementary is in need of additional space and some renovations to existing spaces. The original BG-1 (Buildings and Grounds) Construction Application was approved by the Kenton County Board of Education on December 7, 2020. Bids were opened and read on November 9, 2021 for the RC Hinsdale Elementary Addition and Renovations Project. Three (3) bids were received: Graybach, Radius Construction, and Schrudde & Zimmerman. Graybach, LLC was the lowest and best evaluated bid including Bid Alternates 1 and 2.

FISCAL/BUDGETARY IMPACT:

\$2,437,700.00

RECOMMENDATION:

Approve the Bid Award with Graybach, LLC for the RC Hinsdale Elementary Addition and Renovations Project (BG 21-142) and the associated Kentucky Department of Education AIA (American Institute of Architects) Contract.

CONTACT PERSON:

Rob Haney, Chief Operations Officer

Principal/Administrator

Rob Haney

District Administrator

[Signature]

Superintendent



2021.11.17

Dr. Henry Webb, Superintendent of Schools
The Kenton County School District
1055 Eaton Drive
Ft. Wright, KY 41017

Re: BG. No. 21-142
R.C. Hinsdale Elementary - Addition and Renovations
Bid Recommendation

Dear Dr. Webb:

On Tuesday, November 09, 2021, bids were received for the R.C. Hinsdale Elementary - Addition and Renovations project. The following four base bids were received:

Graybach, LLC	\$ 2,437,700.00
Schrudde & Zimmerman	\$ 2,560,000.00
Radius Construction	\$ 2,813,000.00

We also received alternate bids for the following items:

Alternate No. 1: Owner's preferred door hardware
Alternate No. 2: Owner's preferred HVAC controls

We at PCA Architecture agree with KCSD's internal assessment and selection of alternates as follows:

Alternate No. 1	Accept
Alternate No. 2	Accept

A meeting by KCDS was conducted to review the completeness of Graybach, LLC low bid. The design team also conducted a review of Graybach, LLC bid and believes the bid to be complete and in full compliance with the requirements of the bidding documents.

Alternate prices submitted by Graybach, LLC for accepted alternates are as follows:

.....
1881 DIXIE HIGHWAY, SUITE 130 | FORT WRIGHT, KY 41011
T: 859.431.8612 | WWW.PCA-ARCH.COM

Alternate No. 1	No Cost
Alternate No. 2	No Cost

We recommend accepting the low base bid from Graybach, LLC including aforementioned alternates for a total contract value of **\$2,437,700.00.**

Sincerely,
PCA ARCHITECTURE ^{PSC}



Ralph Cooper, R.A.

THE KENTON COUNTY SCHOOL DISTRICT
R.C. HINSDALE ELEMENTARY ADDITION & RENOVATION - PHASE 1

BID TALLY SHEET

BIDDER	BASE BID	ALTERNATE 1 (Door Hardware)	ALTERNATE 2 (Tridium N4 Controls)				TOTAL WITH ALL ALTERNATES
GRAYBACH	\$2,437,700.00	No Cost Change from Base Bid	No Cost Change from Base Bid				\$2,437,700.00
Radius	\$2,813,000.00	\$1,836.00	\$8,964.00				\$2,823,800.00
Schrudde & Zimmerman	\$2,560,000.00	No Cost Change from Base Bid	\$8,800.00				\$2,568,800.00

THE KENTON COUNTY SCHOOL DISTRICT
R.C. HINSDALE ADDITION & RENOVATION- PHASE 1 (BG 21-140)
BID TABULATION

BID (60 points Possible)					
Bidder	Base Bid	Alternate 1	Alternate 2	Total with Selected Alternates	Points Awarded
Graybach, LLC	\$ 2,437,700.00	\$ -	\$ -	\$ 2,437,700.00	60.0
Radius	\$ 2,813,000.00	\$ 1,836.00	\$ 8,964.00	\$ 2,823,800.00	50.5
Schrudde & Zimmerman, Inc.	\$ 2,560,000.00	\$ -	\$ 8,800.00	\$ 2,568,800.00	56.8

FIRM EXPERIENCE & QUALIFICATIONS (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Graybach, LLC	13	12	14	13.0
Radius	10	13	12	11.7
Schrudde & Zimmerman, Inc.	12	13	14	13.0
BUSINESS PRACTICE (10 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Graybach, LLC	10	9	10	9.7
Radius	10	8	9	9.0
Schrudde & Zimmerman, Inc.	9	9	10	9.3
REFERENCES (15 Points Possible)				
	Evaluator 1	Evaluator 2	Evaluator 3	Avg Score
Graybach, LLC	13.5	12.75	15	13.8
Radius	12	13.5	12	12.5
Schrudde & Zimmerman, Inc.	13.5	10.5	10.5	11.5

TOTALS (100 Points Possible)					
	BID	FIRM EXPERIENCE & QUALIFICATIONS	BUSINESS PRACTICE	REFERENCES	TOTAL POINTS
Graybach, LLC	60.0	13.0	9.7	13.8	96.5
Radius	50.5	11.7	9.7	12.5	84.4
Schrudde & Zimmerman, Inc.	56.8	13.0	9.3	11.5	90.6

 = Best Overall Evaluated Bidder