



February 12, 2025

Susan Wasson  
Superintendent  
Powell County Schools  
691 Breckenridge St.  
Stanton, KY 40380

**RE: Powell County Schools**  
**Middle School Structural Repairs – (BG# 24-404)**  
Receipt of the Bid – Review and Analysis

Dear Brett:

On Tuesday, February 4, 2025, at 2:00 PM, bids were received for the above referenced project. Six bids were received. Below is a summary of the responses, in order of lowest to highest:

<u>General Contractor</u>	<u>Bid Amount (Base Bid)</u>	<u>w/ Alternate #1 (basketball goals)</u>
<b>Tekton Construction. LLC</b>	<b>\$763,000.00</b>	<b>\$800,101.00</b>
Blaze Enterprises, LLC	\$779,800.00	\$820,200.00
Allen Construction, LLC	\$788,000.00	\$826,500.00
Elaine Allen, LLC	\$804,000.00	\$821,423.00
Jarbroe Construction, Inc.	\$838,995.00	\$887,299.14
Buckeye Construction. Ltd.	\$1,343,063.00	\$1,393,425.00

A copy of the KDE Form of Proposals is attached for review.

JRA Architects has reviewed the Form of Proposal, dated February 4, 2025, and associated documents submitted for the Powell County Middle School Structural Repairs – (BG# 24-404). This letter summarizes our bid evaluation and recommendations.

The Form of Proposal document submitted by Tekton Construction, LLC. appears to be properly executed. The bidder has acknowledged receipt of the three addendums, has completed the Lump Sum Proposal page and has signed the Bid and a Bid Bond has been provided. The bidder has submitted the list of manufacturers & suppliers, and their Direct Purchase Orders in the time frame required

#### **Unit Prices**

No Unit Prices were requested or submitted.

### **Primary List of Proposed Subcontractors**

Tekton Construction, LLC. will be self-performing some of the work and provided a list of subcontractors they will be using on the Form of Proposal. JRA Architects and our consultants have reviewed this list of sub-contractors and we have no issues with the sub-contractors listed.

### **List of Suppliers & Manufacturers**

The List of Suppliers and Manufacturers has been reviewed by JRA Architects and is acceptable. Subject to compliance with contract document requirements, we find the materials and equipment proposed for use on the project to be acceptable.

### **Summary**

JRA Architects has thoroughly reviewed Tekton Construction, LLC. Form of Proposal submittal. Based on the revised BG-1, JRA Architects recommends acceptance of Tekton Construction, LLC low bid and Alternate #1 (new main basketball court goals), for an add of \$37,101.00 to the base bid in the contract amount of:

**\$800,101.00 for the Powell Co Middle School Structural Repairs - (BG# 24-404).**

It is up to the Powell County Board of Education if you want to accept Alternates #2 & #3. These two alternates add two sets of new basketball goals in the gym. Alternate #2 replaces the current goals mounted to the wall with overhead braced, side folding goals, for a cost of \$25,213. Alternate #3 adds a set of overhead braced, side folding goals over the bleachers to create two new side practice courts, for a cost of \$25,495. Both of these alternates would add a total of \$50,708 to the contract amount. I am holding off recommending these two alternates at this time to evaluate the cost of the gym roof repairs from Garland and how these fits into your budget.

The Bid evaluation is based on the information contained in the bidder's Form of Proposal submittal and other information made available to the design team at the time of the bid review. This evaluation is not intended to certify that the bidder has or will comply with all contract requirements. It is expected that during the submittal phase of the project the bidder will furnish complete shop drawings, samples, project data and other information as necessary to fully document compliance with project requirements.

The scope of work covered under this contract includes: the masonry wall demolition & rebuilding the gym wall, new exterior door and canopy, new wood gym flooring, painting of the walls and ceiling in the gym, new wall pads, new roof access ladder in the mechanical room, and minor mechanical, plumbing & electrical items on the new wall. The alternate #1 scope includes the replacement of the two main basketball courts backstops & goals with a new central controller station in the new wall.

Garland Roofing on Wednesday, February 12, 2025 received pricing from several roofers to provide the roof tie into the new wall and repair of the blisters (250 SF allowance) on the gym roof. The received three (3) bidders on this scope for work through the State Term Contract pricing, the same process used on the elementary roofs the past 2 years. They also provided an alternative price to replace the entire

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Receipt of Bids – Review and Analysis

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gym roof, this is the second set of figures listed below. The low bidder changes between the base bid and the alternat pricing.

<u>Roofing Contractor</u>	<u>Base Bid Roof Repair</u>	<u>Full Gym Roof Replacement</u>
<b>Swift Roofing</b>	<b>\$39,400.00</b>	\$342,640.00
ABR Roofing	\$45,700.00	\$407,500.00
Briden Roofing	\$53,000.00	<b>\$323,000.00</b>

The initial BG-1 that was approved for structural repair and related work has a construction cost budget of \$850,000.00, with a total project cost of \$1,001,605.00.

If the base bid for the roofing is combined with the recommended scope of work from above (base bid + alternate #1) for the wall repair, the total construction costs would be \$839,501.00 with a total project cost of \$972,698.00. If the board wishes to replace the gym roof (Briden Roofing price was the low for this scope of work at \$323,000), this would raise the total construction costs to \$1,123,101, with a total project cost of \$1,290,717.00.

Garland Roofing and JRA Architects recommends acceptance of Swift Roofing base bid proposal of \$39,400.00 for the roofing repair scope of work.

**\$39,400.00 for the Powell Co Middle School Roof Repairs - (BG# 24-404).**

Respectfully submitted,

**JRA Architects**



Eric P. Steva, AIA, LEED AP BD+C  
Project Manager

202452/BD

Enclosure:  
Bid Tab  
Form of Proposal from Tekton Construction, LLC