



Darien High School Cafeteria

ADDITION & ALTERATIONS PROJECT

DHSCBC Project Meeting

February 9, 2018



Summary of the Invitation to Bid Processes since January 12, 2018

- Legal ad was placed in the Hartford Courant and Stamford Advocate circulations on January 16th and 17th;
- The legal ads had links that led interested parties to the construction bid documents that were placed on the Town of Darien's, CREC Construction's, and the Department of Administrative Service's websites;
- 13 general contractors and 4 subcontractors were present at the January 22, 2018 mandatory walkthrough;
- All 13 general contracting firms were prequalified through the DAS prequalification program and the 4 subcontractors are licensed to do business in the State of Connecticut;
- There were two clarification addenda issued to the mandatory walkthrough attendees;
- There were six bids received on February 5, 2018;



DARIEN PUBLIC SCHOOLS
DARIEN HIGH SCHOOL
CAFETERIA ADDITIONS & ALTERATIONS

80 High School Ln • Darien, CT 06820

ISSUED FOR PERMIT & BID • January 16, 2018



KG&D and CREC Due Diligence

- During the opening, the six bids met all the criteria noted within the Invitation to Bid/Bidders Instructions;
 - 1) The DAS prequalification documentation*
 - 2) The notarized Non-Collusion Affidavit
 - 3) The notarized AIA A310 Bid Bond
 - 4) Receipt of Addenda

* Reference Appendix



General Contractor Bid Summary

Darien High School Cafeteria Additions and Alteration Project

February 5, 2018 Bid Opening



GC Bid Summary

Firm Name	Base Bid	BID Rank (a)	Nana Wall Alternate #1	Green Roof Alternate #2	Acoustic Panels in Hallway Alternate #3	Acoustic Panels on Servery Hallway Alternate #4	Total	BID Rank (b)
Nutmeg Companies	\$1,215,200	3	\$82,000	\$20,000	\$46,000	\$21,000	\$1,384,200	3
Diversity Construction Group	\$1,175,400	1	\$102,000	\$32,000	\$51,000	\$20,000	\$1,380,400	2
RFJ/THP Associates	\$1,241,000	4	\$71,500	\$23,000	\$35,200	\$18,600	\$1,389,300	4
JA Rosa Construction	\$1,356,537	5	\$117,774	\$19,222	\$36,806	\$21,229	\$1,551,568	5
AV Tuchy Builders	\$1,477,950	6	\$111,861	\$28,560	\$43,860	\$17,864	\$1,680,095	6
Kroenberger and Sons Restoration	\$1,196,000	2	\$60,000	\$18,000	\$41,000	\$18,000	\$1,333,000	1



Scope Reviews

- KG&D and CREC performed scope reviews on the two lowest qualified bidders. The review meetings were recorded for record. Both firms verified the complete understanding of the construction documents and that the scope of work was covered in their bid number.



Bidder Cost Estimation Comparisons

2/7/2018

DARIEN HIGH SCHOOL - CAFETERIA PROJECT
COST ESTIMATE COMPARISON

	PROJECT BUDGET	LOW BID if base only (Diversity Construction)	LOW BID w/Alternate 1 (Kronenberger & Sons)	LOW BID w/Alt. 1 + 2 (Kronenberger & Sons)	LOW BID w/Alts. 1,2,4 (Kronenberger & Sons)	LOW BID w/Alts. 1-3 (Kronenberger & Sons)	LOW BID w/Alts. 1-4 (Kronenberger & Sons)
SUBTOTAL	\$1,192,325	\$1,175,400	\$1,256,000	\$1,274,000	\$1,292,000	\$1,315,000	\$1,333,000
CONTINGENCY	\$119,233	\$117,540	\$125,600	\$127,400	\$129,200	\$131,500	\$133,300
SUBTOTAL	\$1,311,558	\$1,292,940	\$1,381,600	\$1,401,400	\$1,421,200	\$1,446,500	\$1,466,300
FURNITURE	\$157,450 *	\$256,419	\$167,759	\$147,959	\$128,159	\$102,859	\$83,059
SOFT COSTS - FEES	\$220,351 **	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
GRAND TOTAL	\$1,689,359	\$1,689,359	\$1,689,359	\$1,689,359	\$1,689,359	\$1,689,359	\$1,689,359
REVISED TOTAL	\$1,689,359	\$1,689,359	\$1,689,359	\$1,689,359	\$1,689,359	\$1,689,359	\$1,689,359

* - Varies depending on alternates awarded. \$100K is recommended considering existing quantities. Additional furniture can be purchased if contingency \$ available.

** - \$80K in soft costs in separate budget.

ALTERNATE 1: TWO OPERABLE GLASS DOOR WALLS - OPEN TO TERRACE

ALTERNATE 2: GREEN/VEGETATIVE ROOF - SEEN FROM UPPER PLAZA

ALTERNATE 3: HUNG ACOUSTIC PANELS BETWEEN INTERIOR CORRIDOR & DINING COMMONS

ALTERNATE 4: ACOUSTIC PANELS ON SOUTHFACING WALL (OPPOSITE SERVING AREA)



Recommendations

- Based on the aforementioned due diligence performed by CREC and KG&D, the recommendation would be that the Darien High School Cafeteria Building Committee award Kroenberger and Sons Restoration the contract for the Darien High School Cafeteria Addition & Alteration Project with committee approved alternates.



What's Next Simultaneously

- **Owner*/Owners Rep***

- Issue LOI*
- Contract*
- Material Testing Firm Solicitations**
- Prepare for change order processes to be put in place**
- Payment application process briefing*
 - Lien Waivers
 - Retainage
 - Percentage Complete

- **Awarded Contractor**

- Insurance Certificate
- Payment and Performance Bonds
- Contract
- Construction Schedule
- Long lead submittals
 - Steel
 - Glazing
- Submittal Schedule
- Schedule of Values
- Shop Drawings

Appendix

What is the DAS Contractor Prequalification Program?

The DAS Contractor Prequalification Program (C.G.S §4a-100) requires all contractors to prequalify before they can bid on a contract or perform work pursuant to a contract for the construction, reconstruction, alteration, remodeling, repair or demolition of any public building or any other public work by the state or a municipality, estimated to cost more than \$500,000 and which is funded in whole or in part with state funds

Sec. 4a-100-3. Criteria for Prequalification.

(a) The Commissioner shall determine whether to prequalify an applicant on the basis of the following criteria:

- (1) **Record of performance.** The applicant shall provide written or electronic evaluations for completed projects for each classification for which it is seeking prequalification, as requested in the application. The applicant itself, and not through any subcontractors or other third parties, shall have performed all of the work for each classification for which the applicant seeks prequalification. The applicant shall submit the evaluations on the standard contractor evaluation form established by the Commissioner pursuant to section 4a-101-1 of the Regulations of Connecticut State Agencies.
- (2) **Experience.** The applicant shall describe with specific details, as requested in the application, its most recently completed projects for each type of classification for which it is seeking prequalification. In detailing the projects, the applicant shall include projects that demonstrate that the applicant is experienced with the type and size of projects for which it is seeking prequalification.
- (3) **Skill, ability and integrity** of applicant and subcontractors, including substantial subcontractors.
 - (A) **The department shall evaluate the applicant's skill, ability and integrity** on the basis of the content of the completed application, any relevant completed contractor evaluations in the department's possession and such other information the Commissioner receives that has a direct bearing on the applicant's skill, ability or integrity. The applicant shall list, as requested in the application, its most recently completed projects that demonstrate its level of skill and ability to perform work in the classification or classifications for which it is seeking

prequalification. Completed contractor evaluations for the projects listed by the applicant shall be included with the application.

- (B) **The department shall evaluate the performance of subcontractors**, including substantial subcontractors, used by the applicant on the projects listed on the application on the basis of the information that the department receives from the contractor evaluations and such other information the Commissioner receives that has a direct bearing on the skill, ability, or integrity of the subcontractor or substantial subcontractor.
- (4) **Experience and qualifications of supervisory personnel**. The applicant shall provide all of the information relating to supervisory personnel and principals and key personnel employed by the applicant requested in the application. The department shall evaluate the experience and qualifications of supervisory personnel on the basis of the completed application and such other information the Commissioner receives that has a direct bearing on the experience and qualifications of the supervisory personnel, principals and key personnel employed by the applicant.
- (5) **Maximum amount of work the applicant can undertake**. The applicant shall demonstrate the amount of work that the applicant is capable of undertaking by providing the following information, as set forth in the application:
 - (A) **The financial condition of the applicant**. The applicant shall provide all of the information relating to the applicant's financial condition requested in the application, including a statement of financial condition prepared by a certified public accountant for the applicant's most recently completed fiscal year. In the application, the applicant shall indicate the aggregate work capacity and single project limit for which it is bonded, and for which it is requesting prequalification; and
 - (B) **The size of its past projects and present and anticipated work commitments**. The applicant shall indicate the nature and dollar amount of its past projects and present and anticipated work commitments.
- (6) **Other relevant criteria**. The applicant shall also provide the following information:
 - (A) Information about the applicant's **safety practices**, specifically:
 - (i) Its **experience modification rating** for the current year, as requested in the application;
 - (ii) **Information about citations** for violations of the Occupational Safety and Health Act of 1970, as amended; and
 - (iii) **Information about its safety meetings**, safety inspections and safety manual.

(B) A letter from the applicant's bonding company, stating the applicant's bonding capacity, including the applicant's aggregate work capacity and single project limit;

(C) A status letter (commonly referred to as a "letter of good standing") from the Department of Revenue Services;

(D) Confirmation that the applicant possesses all such current licenses or registrations as are required under state and federal law for the classifications for which the applicant seeks prequalification;

(E) Confirmation that the applicant is currently registered with the office of the Connecticut Secretary of State and has filed its Annual Report in accordance with the Secretary of State's requirements; and

(F) A fully executed signature sheet, as requested in the application. (b) Each of the criteria set forth in subsection (a) of this section shall have separate designated numerical values and weights as determined by the department. The applicant shall be assigned an overall numerical rating on the basis of all criteria.