

CRCPL SITE IMPROVEMENT PROJECT – MAIN LIBRARY

Date:	March 7, 2022		
Project number:	21301.01		
Location:	Chillicothe, Ohio		
Prepared By:	Matt Leasure, Nic Sanna Designing Local Landscape Architecture (DLLA)		
Email:	matt@designinglocal.com, nic@designinglocal.com	Phone:	614-893-7178

Dear Mr. James Hill,

On Wednesday, February 23rd, 2022, quotes for CRCPL Library Site Improvements Project – Main Library were opened. There were two (2) total quotes that were received and accepted.

1. MAIN LIBRARY RECOMMENDATION

One alternate was included in the project to provide flexibility in managing final costs. Award or rejection of the alternate will not affect the selection of the low quote contractor is for the project. The Bid Tabulation is included in item 1.7. The lowest cost quote was submitted by Landscape Management Group (LMG) of Circleville, Ohio.

- 1.1. **Scope Review Discussions.** DLLA conducted a project scope review call with both LMG and Procon Professional Construction Services, Inc. Based on the submitted information and the follow up discussion, we believe that both quotes are valid and responsive. A summary of the notes from these meetings is attached.
- 1.2. **LMG Scope Review Items.** Several items in the Quote Form submitted by LMG were not complete and DLLA discussed these additional items and was satisfied with the explanation. These items were minor in nature and were not related to the cost items. Based on the submitted quote and follow up discussion, LMG demonstrated a thorough knowledge of the plans and the expected processes to complete a quality project. We are confident in LMG’s understanding of the existing site and layout and design of the proposed project.
- 1.3. **References.** DLLA contacted two provided references: Ryan Carpico (Shawnee Grove Apartments) and Eric Bachmann of R.W Setterlin Building Company (Columbus Spanish Immersion Academy). Mr. Carpico’s line was disconnected. DLLA spoke Eric Bachmann on Friday, March 4, 2022. Mr. Bachmann spoke highly of LMG’s work and flexibility. LMG completed the project on time and Mr. Bachmann was satisfied with the final product. Additionally, LMG was careful about maintaining a tidy project site, which was important for the project. Mr. Bachmann said he would recommend working with LMG.
- 1.4. **Quote for Base Project. \$202,376.00**
 - 1.4.1. **Base Project Scope.** Base bid includes construction of a new front entry plaza and retaining wall system, plantings around the site, and various other minor site improvements.
 - 1.4.2. **Recommendation 1: Accept this Quote for the Base Project.**
 - 1.4.3. **Recommendation 2:** LMG submitted a line-item cost summary as part of their submitted quote. A line-item cost summary was not required as part of the Request for Quotes submission requirements. We recommend removing this line-item cost summary from the final approved contract.

RECOMMENDATION OF BID AWARD

1.5. **Quote for Alternate #1. \$71,845.00**

1.5.1. **Alternate #1 Scope.** New front entry stairs, walkway, reading/play garden, and various other plantings.

1.5.2. **Recommendation: Per the discussion, LMG is willing to negotiate the project construction scope. We recommend modifying the construction scope of the Base Project and Alternate to Reduce cost. This may include elimination or modification of the following items:**

- a. Mulch play area and equipment.
- b. Planting immediately adjacent to the mulch play area.
- c. Metal fence to the west of the main library building.

1.6. **Summary.** We recommend awarding the Contract for the Main Library project for the Base Project amount of \$202,376.00 to Landscape Management Group. Per item 1.5.2, We further recommend that CRCPL work with LMG to develop a scope and price to complete components of Alternate #1 including the stairs, walk, and selective demolition of the flagpole and other elements.

1.7. **Bid Tabulation.**

Bidder	Base Bid	Alternate #1 Northwest Reading/Play Garden & Stair Replacement
Landscape Management Group	\$202,376.00	\$71,845.00
ProCon Professional Construction Services, Inc.	\$331,375.00	\$110,959.00

BID REVIEW CALL: CRCPL MAIN LIBRARY SITE IMPROVEMENTS

Date:	March 3, 2022	Time:	12:30 PM
Project number:	21301.1		
Location/ Call-In Details:	Conference Call		
Prepared By:	Matt Leasure, Nic Sanna		
Email:	matt@designinglocal.com , nic@designinglocal.com	Phone:	614.893.7178
Attendees:	Matt Leasure, Nic Sanna, Richie, Mike Ferrell.		

ITEMS

1. DESIGN ITEMS

- 1.1. Does your submitted quote factor in substitutions? If so, what were they?
 - 1.1.1. Base bid costs for railing, lighting, etc. were based on the specified base bid design elements. Did not get a quote for flagpole, but an assumed price is included in the quote.
- 1.2. Are prevailing wage rates factored into your bid?
 - 1.2.1. Yes. LMG is familiar with paperwork, etc. Sherry (Staff person) will oversee this.
- 1.3. If awarded on **April 1, 2022**, what is your anticipated start date?
 - 1.3.1. Product suppliers are currently a wildcard with delivery times. LMG would like start the demo within the month of April and gave the capacity to start with reasonable notice. LMG wants to minimize the duration of the construction site disturbance, so if there are long lead times, will let CRCPL know right away of substitutions and lead times. If there are long lead times, this may affect start date so the time of disturbance is minimized.
 - 1.3.2. Will prioritize this project.
- 1.4. Based on your discussions with vendors, what is your timeline for procurement of various items?
 - 1.4.1. Talked to stone supplier.
 - 1.4.2. Talked to Landscape Forms.
 - 1.4.3. Talked to railing Superior Aluminum Products.
 - 1.4.4. Generally seemed to have reached out to the various vendors provided in the plans and specifications.
 - 1.4.5. Concrete and subbase work is done every day, virtually no turnaround time on scheduling for this.
 - 1.4.6. Plants will be determined by the season, so long as there is some flexibility on the plant types there will not be a delay in planting.
- 1.5. Who is your stone supplier and stone mason?

MEETING NOTES

- 1.5.1. The stonework will be performed by a subcontractor. The sub will be a specialized stone mason that only does stone masonry work. The scheduling of the work and the contractor will be part of an overall online project management system for the project that CRCPL will have access to.
- 1.6. Who is your handrail/fence supplier?
 - 1.6.1. Priced out a handrail – Superior Aluminum Products.
- 1.7. What is your anticipated overall timeline?
 - 1.7.1. Several months (120 days) assuming no delays in material supplies.
- 1.8. Is there a contingency built into your quoted price?
 - 1.8.1. Quote includes materials and labor. No contingency factored in.
- 1.9. How do you anticipate providing access for the front of the library? How do you anticipate maintenance of traffic for the front sidewalk?
 - 1.9.1. Keep portions of the concrete and do sections at a time. Mike Nelson will be on-site point of contact.
- 1.10. Would you be willing to potentially negotiate project scope?
 - 1.10.1. Sure. Willing to adjust up or down.

2. ADDITIONAL QUESTIONS FOR LANDSCAPE MANAGEMENT GROUP

- 2.1. Your bid form does not acknowledge receipt of the addenda? Did you receive and bid with the addenda factored into your pricing?
 - 2.1.1. Yes.
- 2.2. Please discuss your name change, previous organization, etc. How does that impact or affect your company?
 - 2.2.1. LMG changed the name from Mike's Landscaping LLC because they felt they were seen as too small to perform larger projects. Mike explained that they like lost a contract because the name made it seem like they were too small. Landscape Management Group is a dba.
- 2.3. Are the reference projects under LMG or Mikes Landscaping LLC.
 - 2.3.1. Yes, both. LMG is a dba for Mike Landscaping LLC, they are the same company.

BID REVIEW CALL: CRCPL MAIN LIBRARY SITE IMPROVEMENTS

Date:	March 3, 2022	Time:	11:30 AM
Project number:	21301.1		
Location/ Call-In Details:	Conference Call		
Prepared By:	Matt Leasure, Nic Sanna		
Email:	matt@designinglocal.com , nic@designinglocal.com	Phone:	614.893.7178
Attendees:	Matt Leasure, Nic Sanna, Kyle Wade from Procon		

ITEMS

1. DESIGN ITEMS

- 1.1. Does your submitted quote factor in substitutions? If so, what were they?
 - 1.1.1. The quoted price is based on the plans and specs.
- 1.2. Are prevailing wage rates factored into your bid?
 - 1.2.1. Yes.
- 1.3. If awarded in April 2022, what is your anticipated start date?
 - 1.3.1. Mobilizing 10-15 days after contract approved. If submittals are submitted right away, the start for construction would like late April, Early may.
- 1.4. Based on your discussions with vendors, what is your timeline for procurement of various items?
 - 1.4.1. Playground equipment has lead time of 16-20 weeks. Electrical industry has very long lead time currently.
- 1.5. Who is your stone supplier and stone mason?
 - 1.5.1. Portion of work that would be sub. Would hire a brick/stone mason that Procon has history with.
- 1.6. Who is your handrail/fence supplier?
 - 1.6.1. Superior aluminum spec'ed out and Ameristar per plans.
- 1.7. What is your anticipated overall timeline?
 - 1.7.1. Would like to be done before October 1. With long lead times for certain items, may need to come back to finish some items.
- 1.8. Is there a contingency built into your quoted price?
 - 1.8.1. Bid per plans. No contingency.
- 1.9. How do you anticipate providing access for the front of the library? How do you anticipate maintenance of traffic for the front sidewalk?

MEETING NOTES

1.9.1. Would create a half side and half side access. Traffic control for pavement demo.

1.10. Would you be willing to potentially negotiate project scope?

1.10.1. Yes. Willing to value engineer. Ok to do that before the final contract is signed or performed through a deduct before construction. The bigger cost items are the site furnishings, etc.