



Staff Report

Subject: Construction Contract for Parks Maintenance and Public Works Facility Additions and Renovations

Department/Program: Administration/Parks/Public Works

Explanation:

The City recently issued a Request for Proposals (RFP) for construction of the proposed new Parks maintenance building and renovations to the Public Works facility. The bid specs were produced by the City's owner's representative, Navigate, in conjunction with the architect for this project, Archimages. The bids were due on March 11th. Five bids were received.

The following firms responded to the RFP:

Layneco Construction Services (LCS)
A. Eilers Construction
BEX Construction
United Construction
Integra Construction

The RFP consisted of a base bid for construction of the project as designed, and three add alternates. The proposals were evaluated primarily on the amount of the base bid as well as the timeline to complete the project. One firm, BEX Construction, was both the low bid and had the shortest timeline. Their base bid was \$3,799,400 with a timeline of 205 calendar days. A full list of bids, including both base and alternate costs, is included in your packet.

The lowest bidder was interviewed on March 25th by a committee including staff members and Mayor Pogue, as well as representatives from both Navigate and Archimages.

After interviewing BEX, the committee determined that their bid was a viable bid. They did request some additional calendar days to complete the project, but that still places them at the lowest overall time until completion. They have significant experience and have constructed many other similar facilities. Therefore, since they were the lowest bidder, the committee recommended awarding the bid to BEX.

The City has budgeted \$4,143,716 for construction, including contingency. Staff recommends awarding the base bid to BEX Construction along with add alternates two (adding a mezzanine to the Parks Maintenance building) and three (changing the fence shielding the park from a 6ft fence to an 8ft fence). We do not recommend awarding add alternate one (a new backup generator) as we believe the current generator will be sufficient and can be replaced at a later date without incurring a contractor markup.

The cost of the base bid plus the suggested add alternates is \$3,834,800. This is under budget and allows us to carry approximately an 8% contingency fund and still remain within budget. At this point in the process, 8% contingency should be sufficient; there is already an additional \$200,000 baked into the base bid as a contractor allowance. That allowance can cover change orders if needed without having to use the City's contingency. If the allowance is not needed in full any unspent funds are retained by the City.

At this time staff recommends moving forward. It is important to note that the City has been planning for this project for several years and has enough money in the Infrastructure Fund to pay cash for this project and not incur any debt. In addition, we will not have to dip into any unassigned General Fund reserves to pay for this project.

Moving forward with this project will allow us to achieve the desired goals of moving much if not all of our expensive equipment and vehicles under roof and thus extending their lifespan (which will save money), as well as modernizing our Parks Maintenance, Building Services, and Public Works facilities to help our staff better serve the public in coming years. Lastly, it will allow for a more accessible public gateway to the Public Works department by creating a public access point to our staff at the former house on Kehrs Mill Road that will be renovated as a part of this project.

Recommendation:

Staff recommends approving the contract with Bex Construction to provide construction services to the City for development of a renovated City of Ballwin Parks Maintenance and Public Works facility.

Submitted By: Eric Sterman

Date: April 7, 2025

**Ballwin Public Works
Bid Tabulation**

March 11, 2025

	1	2	3	4	5	
CONTRACTOR	A. Eilers	LCS	BEX	United	Integra	AVERAGE
TOTAL (GC) LUMP SUM AMOUNT - { as written }	\$4,063,000	\$4,083,339	\$3,799,400	\$4,015,000	\$4,610,000	\$4,114,148
BID BOND / SURETY (Y/N)	Y	Y	Y	Y	Y	
TIME (calendar days): SC for Building B.03	270	240	205	500	320	307
TIME (calendar days): SC for Buildings B.05 and B.07	270	265	205	420	420	316
TIME (calendar days): SC for Building B.08	90	150	122	312	120	159
ALT #1: New Generator	\$106,425	\$111,765	\$117,900	\$101,500	\$130,864	\$113,691
ALT #2: Building B.03 Mezzanine	\$132,000	\$21,017	\$31,200	\$29,000	\$24,724	\$47,588
ALT #3: 8ft Fence	\$3,600	\$21,975	\$4,200	\$3,500	\$57,286	\$18,112
VOL. ALT #1: PEMB submission as production order ILO permit approval. DEDUCT	-	-\$54,500	-	-	-	-
VOL ALT #2: See Clarification: Soil remediation to 3ft below structures, haul off spoils and fill with 1" minus stone. ADD	-	-	\$198,200	-	-	-
VOL ALT #3: See Clarification: PEMB Approval Drawings to secure order ILO using permit drawings to secure order. {Full scale production drawings.} ADD	-	-	-	\$54,000	\$54,500	-
VOL ALT #4: See Clarification: Delete removal of site sewer piping and grout fill. DEDUCT	-	-	-	-\$20,900		-
REFERENCES (Y/N)	Y	Y	Y	Y	Y	-
QUALIFICATIONS (Y/N)	Y	Y	Y	Y	Y	-
ADDENDA: 1, 2	1-2	1-2	1-2	1-2	1-2	-
IS THE BID FORM SIGNED?	Y	Y	Y	Y	Y	-
TOTAL (GC) w/ ALTERNATES	\$4,305,025	\$4,238,096	\$3,952,700	\$4,149,000	\$4,822,874	\$4,293,539
Supplemental Bid Form (within 24hrs)						
Affidavit of Work Authorization						
Contractor's Affidavit for Public Construction Projects						
Non-Collusion Affidavit						
Cost Breakdown for Base Bid						
Unit Prices						
List of Proposed Subcontractors						