

Staff Report

Subject: Bid Award Recommendation and Contract Approval – Central High School Renovation

Author: Danielle Carver, Procurement and Contracts Manager

Department: Project Management, Procurement

Meeting Date: March 18, 2025

Item Description: Consideration to approve the bid award and contract with Paul S. Akins Company, Inc. for the Central High School Renovation project under Bid #25-ITB-072.

Summary Recommendation: Staff recommends awarding the Central High School Renovation contract to Paul S. Akins Company, Inc., the second-lowest bidder, following the withdrawal of McDonald Construction due to a substantial pricing error in their fee proposal. Staff is currently in negotiations with Akins to adjust the project scope in an effort to reduce costs.

Executive Summary/Background:

The Central High School Renovation project consists of updates to portions of the historic Springfield Central High School, converting existing facilities for office, storage, museum, banquet hall, and maintenance workshop uses. The project includes the renovation of approximately 29,700 square feet, with 663 square feet of additional new construction.

- Bid Process & Selection:
 - McDonald Construction submitted the lowest bid but formally requested to withdraw due to a significant pricing miscalculation.
 - Paul S. Akins Company, Inc. submitted the second-lowest bid and was next in line for award consideration.
 - The proposed contract price is \$8,828,000.00, but staff is negotiating scope adjustments with Akins to explore cost savings.
- Contract Terms:
 - Completion Timeline: 365 days from the Notice to Proceed.
 - Liquidated Damages: \$500 per day for delays beyond the contract period.
 - Payment Terms: Progress payments with a 5% retainage until substantial completion.

Awarding this contract ensures the project moves forward while allowing cost-saving adjustments to be made during negotiations.

Alternatives for Commission to Consider

1. Approve the contract with Paul S. Akins Company, Inc., allowing staff to finalize scope adjustments.

2. Do not approve the contract and rebid the project.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Project Management, Procurement, Albeck, Hussey Gay Bell

Funding Source: FY25 Capital Improvement Projects Budget

Attachments: Central High School Construction Contract with Akins