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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Jason Crum, Parks and Recreation Director  
DATE: April 1, 2022  
SUBJECT: Bid Consideration – Bernard Park Baseball and Softball Complex

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In early 2020 the City Council formally accepted the Parks and Recreation Master Plan. Prior to that in 2019, staff and our consultant spent much time studying our existing facilities, gathering public input through survey and events, and developing new concepts for our park system. This information was compiled into the master plan document and phase 1 of the project was discussed. The intention was to move the baseball and softball complex from City Park to Bernard Park and to build a splash park at City Park. Plans to move the recreational baseball and softball fields to Bernard Park have been in place since the first concepts for Bernard Park were completed. Some of the reasons a new baseball and softball complex are needed is due to the age of the existing fields and related equipment, field layout, the amount of drainage that flows to the park and insufficient parking. This concept also opens the park to be used as a community park rather than an undersized recreational sports complex and make a place for a splash park which was a desirable amenity for the community. Progress on Phase 1 was delayed due to Covid-19, but staff and our consultants have been working on these plans since mid-2021.

A request for bids was published in the February 17<sup>th</sup> issue of the Leavenworth Times for the baseball and softball complex project at Bernard Park. Bids were due and opened on March 16<sup>th</sup>. Three bids were received. Attached is a letter of recommendation from our consultant, Vireo. Included in the letter is a breakdown of the bids and alternates for review, this is also included on the agenda memo below. The bids came in under the consultants estimates and as such, staff is recommending accepting the base bid and all alternates from Sands Construction for a total of \$4,573,800.00. A representative from the design team will be in attendance to answer any questions.

Policy Consideration: N/A

Financial Consideration:

This project will be funded by the issuance of General Obligation Bonds.

Action:

Staff recommends a motion to authorize the Mayor to execute a contract with Sands Construction for a total of \$4,573,800 for the Bernard Park baseball and softball complex.

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# AGENDA ITEM #

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Below is a summary of the bids as received:

<b>Bidder</b>	<b>Base Bid</b>	<b>Alternate #1</b> Asphalt in Lieu of Double Chip & Seal	<b>Alternate #2</b> Gravel Mow Strip	<b>Alternate #3</b> Bleacher Shade Structures	<b>Alternate #4</b> Sports Lighting 50/30 Levels	<b>Base Bid + All Alternates</b>
CB Construction	\$4,268,000	\$120,000	\$18,000	\$175,000	\$35,000	\$4,616,000
Sands Construction	\$4,298,000	\$100,800	\$12,000	\$124,000	\$39,000	\$4,573,800
Herner Construction	\$4,431,926	\$110,462	\$15,434	\$121,363	\$38,000	\$4,717,185

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**AGENDA ITEM #**

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March 24, 2022

Jason Crum, Director of Parks & Recreation  
City of Lansing, Kansas

**RE: Kenneth W. Bernard Park – Baseball/Softball Complex  
Bidder's Qualifications and Recommendation Letter**

Mr. Crum,

After reviewing the revised bid submittals for the above referenced project, Vireo recommends entering negotiations to contract with Sands Construction. A review of Sands Construction and their list of sub-contractors indicates they are qualified and have the experience to perform the work required to build the plans issued in the bid documents. A preliminary list of subcontractors Sands intends to use is provided with this letter. Sands and their subs appear to have available personnel and equipment and have indicated that they are ready to get started as soon as possible.

A review of Sands Construction's work experience and their list of sub-contractors indicates that collectively they have the experience to perform the work required to build the plans issued in the bid documents.

Sands Construction is a local contractor. Their office is located 3 miles from the project site on Eisenhower Road. Sands intends to use local subcontractors located in Lansing or Leavenworth for major components of the project including earthwork, fencing, electrical, plumbing, and concrete. Sands Construction has indicated in their bid submittal that they intend to perform the following work themselves: general conditions, demolition, metal studs/drywall, site/building concrete, carpentry, and trucking/hauling.

Vireo conducted 3 reference checks for Sands Construction by phone. All 3 had very positive things to say about Sands Construction and all indicated they would hire Sands Construction again. The referenced projects were completed in 2019 or 2021. Construction costs for the referenced projects ranged from \$242,000 to \$9 million. Change orders were not reported to be a significant issue on any of the projects. All 3 references reported the project was delivered on time and the Superintendent for these projects is the same proposed for this project.

Below is a summary of the bids as received:

Bidder	Base Bid	Alternate #1 Asphalt in Lieu of Double Chip & Seal	Alternate #2 Gravel Mow Strip	Alternate #3 Bleacher Shade Structures	Alternate #4 Sports Lighting 50/30 Levels	Base Bid + All Alternates
CB Construction	\$4,268,000	\$120,000	\$18,000	\$175,000	\$35,000	\$4,616,000
Sands Construction	\$4,298,000	\$100,800	\$12,000	\$124,000	\$39,000	\$4,573,800
Herner Construction	\$4,431,926	\$110,462	\$15,434	\$121,363	\$38,000	\$4,717,185

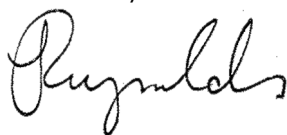
An analysis of the bids is provided with this letter. The difference between the lowest and 2<sup>nd</sup> lowest base bids was less than 1% (\$30,000). My understanding is that this difference is within the tolerance of City policy to offer local bid preference to bidders within the City of Lansing and/or Leavenworth County. Sands Construction is the only bidder residing in Leavenworth County.

When considering acceptance of alternates, there are several scenarios where the low bidder is different from that of the base bids. This is indicated in the attached analysis. In all alternate selection scenarios, the difference between the two bidders is 1% or less indicating that preference to the local bidder is likely applicable regardless of which scenario is chosen. Should all alternates be accepted in addition to the base bid, the lowest bidder is Sands Construction.

In addition, the bid package submitted by Sands Construction was very thorough and well put together. One of the best we've ever seen. All information requested in the bid was provided in the format requested and easy to find. This was not true of other bidders. A lot of time and effort was spent by Sands Construction to do things right the first time. Having no prior experience with Sands, we believe this is a good early sign indicative of the care and quality of work they will do for you.

We are very excited to get dirt moving on this long-awaited park project that the community can enjoy for many years to come. If you have any questions, or would like to discuss further, please don't hesitate to call.

Sincerely,



Larry Reynolds  
Vireo Project Manager

## **REFERENCE CHECKS**

### **1. Zeck Dealership – Leavenworth, KS**

Contact: Derek Zeck

Email: derek@zeckauto.com

PH: 913-704-8080

Completion Date: 12/2019

Renovation/Addition

20% self-performed

Project Cost: \$9,000,000.00

- A. Have you been happy with their work & overall how have they been to work with?
  - Yes, they did a big renovation for us a couple years ago and we were very happy working with them. They did a good job.
- B. Would you hire them again?
  - Yes.
- C. Do you have any idea of the percent of total cost that was in change orders?
  - No, we held them pretty tight on change orders and didn't have a significant amount.
- D. Did they deliver your project on schedule?
  - Yes.

### **2. Dog & Cat Clinic – Lansing, KS**

Contact: John Miller

Email: millervet@gmail.com

PH: 785-477-4343

Completion Date: 6/2021

Renovation/Addition

35% self-performed

Project Cost: \$1,100,000.00

- A. Have you been happy with their work & overall how have they been to work with?
  - Yes, worked with both Steve and Aiden. They were great to work with and managed the project well. Aiden being available on site was key. We started with an existing building and added an extension. We had a roof leak issue that came up with the existing building and were able to work with Aiden and Steve to resolve issue cost effectively.
- B. Would you hire them again?
  - Yes.
- C. Do you have any idea of the percent of total cost that was in change orders?
  - No. Made decisions together and Steve and Aiden were good about talking through options with us. There were no big surprises.
- D. Did they deliver your project on schedule?
  - Yes.

**3. American Equipment – Kansas City, KS**

Contact: Kent Yahme

Email: kent@americanequipoment.us

PH: 816-805-6236

Completion Date: 6/2021

Industrial Addition

35% self-performed

Project Cost: \$242,000.00

- A. Have you been happy with their work & overall how have they been to work with?
  - Yes, we've been happy working with them.
- B. Would you hire them again?
  - Yes.
- C. Do you have any idea of the percent of total cost that was in change orders?
  - No, no major issues.
- D. Did they deliver your project on schedule?
  - For the most part, yes. We ran into some supply chain issues, but I think everyone is dealing with that right now.

Below is a preliminary list of our proposed subcontractors for the above referenced project, as requested. Please feel free to contact Steve, or myself should have any questions.

Scope of Work	Subcontractor
Earthwork & Grading	Linaweaver Construction, Lansing KS
Fencing	Quality Fence, Lansing KS
Electrical & Sports Lighting (Musco)	Torgeson Electric, Topeka KS/ OR Laven Electric, Leavenworth KS
Plumbing (Buildings)	MCS Plumbing, Leavenworth KS
Concrete (Site and Building)	Sands Construction, Leavenworth KS

Thanks -



*Joe Radzewich*

Sr. Estimator & Project Manager

1284 Eisenhower Rd

Leavenworth, KS 66048

D: 913.599.9149

M: 913.702.5096

[JoeR@SandsConstlvn.com](mailto:JoeR@SandsConstlvn.com)

<https://sandsconstructionlvn.com>





BID TABULATION

Kenneth W. Bernard Park - Baseball/Softball Complex  
3/16/2022

Bidder		Base Bid	Alternate #1 Asphalt in Lieu of Double Chip & Seal Parking	Alternate #2 Gravel Mow Strip	Alternate #3 Bleacher Shade Structures	Alternate #4 Sports Lighting 50/30 Lighting Levels	Total All Alternates
1	CB Construction & Services	\$4,268,000.00	\$120,000.00	\$18,000.00	\$175,000.00	\$35,000.00	\$348,000.00
2	Sands Construction	\$4,298,000.00	\$100,800.00	\$12,000.00	\$124,000.00	\$39,000.00	\$275,800.00
3	Herner Construction	\$4,431,926.00	\$110,462.00	\$15,434.00	\$121,363.00	\$38,000.00	\$285,259.00
Design Professionals Opinion of Cost (DPOC)		\$5,400,000.00	\$120,300.00	\$5,000.00	\$140,000.00	\$316,000.00	\$581,300.00

Lowest Base Bid		\$4,268,000.00	CB Construction & Services
2nd Lowest Base Bid		\$4,298,000.00	Sands Construction
Highest Base Bid		\$4,431,926.00	Herner Construction
		%	\$
Difference b/w Lowest & 2nd Lowest Base Bids		0.70%	\$30,000.00
Difference b/w Lowest & Highest Base Bids		3.70%	\$163,926.00
Difference b/w Lowest Base Bid & DPOC		-20.96%	-\$1,132,000.00

Bidder	Base Bid + Alt. #1	Base Bid + Alt. #2	Base Bid + Alt. #3	Base Bid + Alt. #4	Base Bid + All Alternates	Base Bid + Alt. 1 & 2	Base Bid + Alt. 1,2, & 3	Base Bid + Alt. 1,2, & 4	Base Bid + Alt. 1,2,3,4
CB Construction & Services	\$4,388,000.00	\$4,286,000.00	\$4,443,000.00	\$4,303,000.00	\$4,616,000.00	\$4,406,000.00	\$4,581,000.00	\$4,441,000.00	\$4,616,000.00
Sands Construction	\$4,398,800.00	\$4,310,000.00	\$4,422,000.00	\$4,337,000.00	\$4,573,800.00	\$4,410,800.00	\$4,534,800.00	\$4,449,800.00	\$4,573,800.00
Herner Construction	\$4,542,388.00	\$4,447,360.00	\$4,553,289.00	\$4,469,926.00	\$4,717,185.00	\$4,557,822.00	\$4,679,185.00	\$4,595,822.00	\$4,717,185.00

\* Shaded box indicates scenario low bidder