



REQUEST FOR COUNCIL ACTION

Meeting Date: 4/21/20

AGENDA ITEM NO: 2.d.	ORIGINATING DEPARTMENT: Parks & Recreation	PRESENTED BY: Mike 'Diesel' Post
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ITEM:

Approval of Contract with K&W to complete Salida Hot Springs and Aquatics Center locker room upgrade project.

BACKGROUND:

The previous Recreation Director requested a locker room upgrade project to be completed in 2019. This project did not get completed and was encumbered into 2020.

With the recent closure of the facility, staff released an RFP for addressing possible moisture issues in the locker room. At the deadline for submitting proposals, there was 1 complete bid. See attached.

FISCAL NOTE:

K&W bid the project at \$158,000

STAFF RECOMMENDATION:

Staff recommends that council approve entering into a contract with K&W construction for a locker room upgrade.

SUGGESTED MOTION:

A Council person should make a motion for the award of \$158,100 for the 2020 Locker room upgrade at the Salida Hot Springs Aquatic Center and authorizing the City Administrator to enter into a construction services agreement between the City and K&W Construction.

ATTACHMENTS:

Locker room RFP
K&W bid documents



KW Construction & Restoration

April 10, 2020

City of Salida
Attn: Diesel Post
410 West Highway 50
P.O. Box 417
Salida, Colorado 81201

Re. Request for Proposal
Salida Hot Springs and Aquatics Center locker room upgrade

Diesel,

We are pleased to submit our proposal for mitigation and construction services for the Salida Hot Springs and Aquatics Center locker room upgrades. We appreciate the opportunity afforded us.

KW Construction & Restoration has performed mitigation and general contracting services in central Colorado for over 30 years, maintaining an excellent reputation. We have managed countless commercial and residential projects ranging from \$100 to over \$2,000,000. Our experience in water damage and mold mitigation is second-to-none.

We are encouraged by the City of Salida's ongoing commitment to recreation, and would be honored to partner in that mission through our general contracting services. Being the only truly local contractor qualified for a project of this scope, we are at a significant advantage in terms of mitigation expertise, local subcontractor networks, and knowledge of the Salida's unique construction challenges. We hope you will seriously consider KW Construction & Restoration for this project.

With this submittal, we have enclosed the following:

- Proposal Guarantee
- AIA Document A305 (with associated requests)
- Experience of Similar Projects/ References (Combined)
- Project Team Members
- Design Approach/Construction Management Approach (Combined)
- Project Budget Analysis

We acknowledge receipt of all bid documents

Respectfully,

A handwritten signature in black ink, appearing to read "Luke Horning", is written over a light blue horizontal line.

Luke Horning, Chief Estimator, KW Construction & Restoration

KW Construction & Restoration

PO Box 512 - 1001 Poplar St. - Leadville, CO 80461 - 719.486.1615 - KW@KWRestoration.com



KW Construction & Restoration

City of Salida RFP

Salida Hot Springs and Aquatics Center locker room upgrade

Project Team Members

General Firm Personnel:

Kyle Welch

Owner/President

Dale Wibbenmeyer

Chief Operating Officer

Luke Horning

Chief Estimator, Draftsman

Project-specific Personnel:

Paul McClelland

Role: Mitigation Manager

Biography: Paul McClelland has been with KW for 6.5 years; he has ten years of experience in supervising remediation work. He is certified in water, fire and microbial (mold) remediation. He is also certified in commercial drying.

Randy Garrison

Role: Reconstruction Manager

Biography: Randy has more than 28 years of managing construction projects and performing hands-on work in the construction industry. Randy has experience in all aspects of construction both commercial and residential and was a successful business owner before relocating to Salida. Randy has superior communication skills and has proven himself to be organized.

Jennifer Eaves

Role: Project Administrator

Biography: Jennifer Eaves has been with KW for 5.5 years; she has been performing estimating functions and assisting with project management for three years. Her education background in English Literature assists in her ability to communicate well. She is a certified technician in water remediation and advanced microbial remediation.

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KW Construction & Restoration

City of Salida RFP

Salida Hot Springs and Aquatics Center locker room upgrade

Exhibit A: Similar Work/References

Project: CMC – Crown Point Addition and Remodel
Project Location: 901 US Hwy 24
Leadville, CO 80461
Total Cost: \$411,000.00
Time Frame: 2016-2017
Brief Description of Work: Constructed an addition for new elevator, facilitated elevator installation, minor remodeling.
Contact: David Negrete, Physical Plant Manager
719.486.4220
dnegrete@coloradomtn.edu

Project: Sayer McKee Renovation
Project Location: 615 Harrison Ave.
Leadville CO, 80461
Total Cost: \$2,195,000
Time Frame: 2016-2017
Brief Description of Work: Renovation of 6,200 sq ft historic downtown Leadville building.
Contact: Kyle Welch
719.293.0366
kwelch@kwrestoration.com

Project: Timbers Water Loss Mitigation and Repairs
Project Location: 20 Marcellina Lane
Mt Crested Butte, CO 81225
Total Cost: \$1,851,132.47
Time Frame: 2018-2019
Brief Description of Work: Water damage mitigation and reconstruction of upscale condominium building after major water loss
Contact: Rob Harper, Toad Property Management
970-349-2773
rob@toadpropertymanagement.com

KW Construction & Restoration

PO Box 512 - 1001 Poplar St. - Leadville, CO 80461 - 719.486.1615 - KW@KWRestoration.com

2020 Locker room upgrades
Salida, CO 81201
PROJECT BUDGET ANALYSIS SHEET

1. GENERAL REQUIREMENTS	\$ 16,500.00
2. SITEWORK	\$ 55,000.00
3. CONCRETE	\$ 0.00
4. MASONRY	\$ 0.00
5. METALS	\$ 0.00
6. WOOD AND PLASTIC	\$ 500.00
7. THERMAL AND MOISTURE	\$ 3,000.00
8. DOORS AND WINDOWS	\$ 0.00
9. FINISHES	\$ 75,000.00
10. MECHANICAL	\$ 7,400.00
11. ELECTRICAL	\$ 600.00

LUMP SUM TOTAL (Base Bid/GMP)	\$ 158,000.00
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TOTAL PROPOSAL (written) One Hundred Fifty-Eight Thousand

The time of completion of the work, **AFTER GIVEN NOTICE TO PROCEED:**

90 Calendar Days

The undersigned Proposer

hereby agrees to furnish the required bond and enter into contract within ten (**10**) days from the date of the acceptance of this proposal and agrees to complete the entire work covered by this proposal within the number of calendar days stipulated after date of due notification from Owner instructing him to commence work thereon.



Contractor

April 9, 2020

Date

Insured: Salida Hot Springs

Property: Salida, CO 81201

Estimator: Jennifer Eaves

Position: Estimator

Company: KW Construction and Restoration

Claim Number:**Policy Number:**

Type of Loss:

Date of Loss:

Date Received:

Date Inspected:

Date Entered: 11/21/2019 12:53 PM

Price List: CORE8X_NOV19

Restoration/Service/Remodel

Estimate: SALIDAHOTSPRINGS-REP

**SALIDAHOTSPRINGS-REP****Main Level****Women's Locker Room****Height: 8'****Missing Wall - Goes to Floor****3' X 6' 8"****Opens into Exterior****Missing Wall - Goes to Floor****2' 10" X 6' 8"****Opens into Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Batt insulation - 4" - R13 - paper faced	943.14 SF @	0.83 =	782.81
2. Polyethylene vapor barrier, seam taping & joint caulking	943.14 SF @	0.49 =	462.14
3. 5/8" mold/mildew resistant - hung, taped ready for texture	943.14 SF @	2.37 =	2,235.24
4. 1/4" Cement board	625.00 SF @	4.71 =	2,943.75
5. Mortar bed for tile	625.00 SF @	7.98 =	4,987.50
6. Wall tile - 60 to 75 SF	3.00 EA @	1,467.18 =	4,401.54
7. Tile base	180.00 LF @	18.67 =	3,360.60
8. Tile shower - 121 to 150 SF	3.00 EA @	2,852.59 =	8,557.77
9. Seal grout on tile wall	910.78 SF @	1.66 =	1,511.89
10. Shower faucet	4.00 EA @	236.68 =	946.72
11. Toilet - Reset	4.00 EA @	151.59 =	606.36
12. Texture drywall - light hand texture	500.00 SF @	0.60 =	300.00
13. Seal/prime then paint the surface area twice (3 coats)	500.00 SF @	1.28 =	640.00
14. Sink - single - Reset	3.00 EA @	91.69 =	275.07
15. Install toilet partition	1.00 EA @	236.27 =	236.27
16. Install toilet partition - oversized/handicap	1.00 EA @	271.78 =	271.78
17. Install Handicap grab bar	5.00 EA @	41.97 =	209.85
18. Install soap/hand sanitizer dispenser - wall mounted	6.00 EA @	16.80 =	100.80
19. Install diaper change station - plastic	1.00 EA @	262.27 =	262.27
20. Install hot air hand dryer	1.00 EA @	167.59 =	167.59
21. Install Swimwuit spinner	1.00 EA @	162.27 =	162.27
22. Install feminine napkin dispense	1.00 EA @	78.75 =	78.75
23. Install Mirror - plate glass	2.00 SF @	7.76 =	15.52
24. Install Corner trim - plastic	112.00 LF @	1.07 =	119.84
25. Install locker room bench- Detach	45.00 LF @	8.67 =	390.15
26. Install Locker- Detach	2.00 EA @	75.55 =	151.10
27. Final cleaning - construction - Commercial	773.10 SF @	0.26 =	201.01

Men's Locker Room**Height: 8'****Missing Wall - Goes to Floor****3' X 6' 8"****Opens into Exterior****Missing Wall - Goes to Floor****3' 1" X 6' 8"****Opens into Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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CONTINUED - Men's Locker Room

DESCRIPTION	QTY	UNIT PRICE	TOTAL
28. Batt insulation - 4" - R13 - paper faced	803.62 SF @	0.83 =	667.00
29. Polyethylene vapor barrier, seam taping & joint caulking	803.62 SF @	0.49 =	393.77
30. 5/8" mold/mildew resistant - hung, taped ready for texture	803.62 SF @	2.37 =	1,904.58
31. 1/4" Cement board	625.00 SF @	4.71 =	2,943.75
32. Mortar bed for tile	625.00 SF @	7.98 =	4,987.50
33. Wall tile - 60 to 75 SF	3.00 EA @	1,467.18 =	4,401.54
34. Tile base	145.00 LF @	18.67 =	2,707.15
35. Tile shower - 121 to 150 SF	2.00 EA @	2,852.59 =	5,705.18
36. Seal grout on tile wall	875.91 SF @	1.66 =	1,454.01
37. Shower faucet	2.00 EA @	236.68 =	473.36
38. Toilet - Reset	2.00 EA @	151.59 =	303.18
39. Texture drywall - light hand texture	500.00 SF @	0.60 =	300.00
40. Seal/prime then paint the surface area twice (3 coats)	500.00 SF @	1.28 =	640.00
41. Sink - single - Reset	2.00 EA @	91.69 =	183.38
42. Install soap/hand sanitizer dispenser - wall mounted	6.00 EA @	16.80 =	100.80
43. Install diaper change station - plastic	1.00 EA @	262.27 =	262.27
44. Install hot air hand dryer	1.00 EA @	167.59 =	167.59
45. Install Swimvuit spinner	1.00 EA @	162.27 =	162.27
46. Install Mirror - plate glass	2.00 SF @	7.76 =	15.52
47. Install Urinal - wall hung	2.00 EA @	278.28 =	556.56
48. Install Corner trim - plastic	112.00 LF @	1.07 =	119.84
49. Install locker room bench	45.00 LF @	8.67 =	390.15
50. Install Locker	2.00 EA @	75.55 =	151.10
51. Final cleaning - construction - Commercial	575.95 SF @	0.26 =	149.75

Family 1

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
52. Batt insulation - 4" - R13 - paper faced	137.93 SF @	0.83 =	114.48
53. Polyethylene vapor barrier, seam taping & joint caulking	137.93 SF @	0.49 =	67.59
54. 5/8" mold/mildew resistant - hung, taped ready for texture	137.93 SF @	2.37 =	326.89
55. 1/4" Cement board	225.00 SF @	4.71 =	1,059.75
56. Mortar bed for tile	225.00 SF @	7.98 =	1,795.50
57. Wall tile - 60 to 75 SF	1.00 EA @	1,467.18 =	1,467.18
58. Tile base	34.48 LF @	18.67 =	643.74



CONTINUED - Family 1

DESCRIPTION	QTY	UNIT PRICE	TOTAL
59. Tile shower - 121 to 150 SF	1.00 EA @	2,852.59 =	2,852.59
60. Seal grout on tile wall	259.48 SF @	1.66 =	430.74
61. Shower faucet	4.00 EA @	236.68 =	946.72
62. Toilet - Reset	4.00 EA @	151.59 =	606.36
63. Texture drywall - light hand texture	68.97 SF @	0.60 =	41.38
64. Seal/prime then paint the surface area twice (3 coats)	70.00 SF @	1.28 =	89.60
65. Install sink - wall mounted	1.00 EA @	229.91 =	229.91
66. Install soap/hand sanitizer dispenser - wall mounted	1.00 EA @	16.80 =	16.80
67. Install diaper change station - plastic	1.00 EA @	262.27 =	262.27
68. Install hot air hand dryer	1.00 EA @	167.59 =	167.59
69. Install Mirror - plate glass	1.00 SF @	7.76 =	7.76
70. Install Handicap grab bar	4.00 EA @	41.97 =	167.88
71. Install locker room bench	3.00 LF @	8.67 =	26.01
72. Final cleaning - construction - Commercial	66.26 SF @	0.26 =	17.23

Family 2

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
73. Batt insulation - 4" - R13 - paper faced	138.07 SF @	0.83 =	114.60
74. Polyethylene vapor barrier, seam taping & joint caulking	138.07 SF @	0.49 =	67.65
75. 5/8" mold/mildew resistant - hung, taped ready for texture	138.07 SF @	2.37 =	327.23
76. 1/4" Cement board	225.00 SF @	4.71 =	1,059.75
77. Mortar bed for tile	225.00 SF @	7.98 =	1,795.50
78. Wall tile - 60 to 75 SF	1.00 EA @	1,467.18 =	1,467.18
79. Tile base	34.52 LF @	18.67 =	644.49
80. Tile shower - 121 to 150 SF	1.00 EA @	2,852.59 =	2,852.59
81. Seal grout on tile wall	259.52 SF @	1.66 =	430.80
82. Shower faucet	4.00 EA @	236.68 =	946.72
83. Toilet - Reset	4.00 EA @	151.59 =	606.36
84. Texture drywall - light hand texture	69.03 SF @	0.60 =	41.42
85. Seal/prime then paint the surface area twice (3 coats)	70.00 SF @	1.28 =	89.60
86. Install sink - wall mounted	1.00 EA @	229.91 =	229.91
87. Install soap/hand sanitizer dispenser - wall mounted	1.00 EA @	16.80 =	16.80
88. Install diaper change station - plastic	1.00 EA @	262.27 =	262.27
89. Install hot air hand dryer	1.00 EA @	167.59 =	167.59



CONTINUED - Family 2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
90. Install Mirror - plate glass	1.00 SF @	7.76 =	7.76
91. Install Handicap grab bar	4.00 EA @	41.97 =	167.88
92. Install locker room bench	3.00 LF @	8.67 =	26.01
93. Final cleaning - construction - Commercial	66.78 SF @	0.26 =	17.36

General

DESCRIPTION	QTY	UNIT PRICE	TOTAL
94. Taxes, insurance, permits & fees (Bid Item) <i>This is an allowance. Actual cost to be applied once obtained.</i>	1.00 EA @	600.00 =	600.00
95. Tandem axle dump trailer - per load - including dump fees	1.00 EA @	249.26 =	249.26
96. HVAC Bid Item <i>The HVAC system should be tested and any recommended changes be made to provide adequate ventilation in the locker room areas.</i>	1.00 EA @		PER BID

Grand Total Areas:

4,064.38 SF Walls	1,482.08 SF Ceiling	5,546.47 SF Walls and Ceiling
1,482.08 SF Floor	164.68 SY Flooring	505.69 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	517.52 LF Ceil. Perimeter
1,482.08 Floor Area	1,596.41 Total Area	5,616.71 Interior Wall Area
1,415.67 Exterior Wall Area	165.05 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



Summary for Dwelling

Line Item Total	87,045.54
Material Sales Tax	1,885.04
Subtotal	88,930.58
Overhead	8,893.19
Profit	8,893.19
Replacement Cost Value	\$106,716.96
Net Claim	\$106,716.96

Jennifer Eaves
Estimator



Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (8.65%)	Manuf. Home Tax (8.65%)	Storage Rental Tax (8.65%)	Local Food Tax (5.75%)
Line Items	8,893.19	8,893.19	1,885.04	0.00	0.00	0.00
Total	8,893.19	8,893.19	1,885.04	0.00	0.00	0.00



Recap by Room

Estimate: SALIDAHOTSPRINGS-REP

Area: Main Level

Women's Locker Room	34,378.59	39.49%
Men's Locker Room	29,140.25	33.48%
Family 1	11,337.97	13.03%
Family 2	11,339.47	13.03%

Area Subtotal: Main Level	86,196.28	99.02%
General	849.26	0.98%

Subtotal of Areas	87,045.54	100.00%
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Total	87,045.54	100.00%
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Recap by Category

O&P Items	Total	%
CLEANING	385.35	0.36%
GENERAL DEMOLITION	249.26	0.23%
DRYWALL	5,476.74	5.13%
FLOOR COVERING - CERAMIC TILE	7,355.98	6.89%
PERMITS AND FEES	600.00	0.56%
FINISH CARPENTRY / TRIMWORK	239.68	0.22%
FINISH HARDWARE	1,369.72	1.28%
INSULATION	2,670.04	2.50%
MIRRORS & SHOWER DOORS	46.56	0.04%
PLUMBING	6,910.61	6.48%
PAINTING	1,459.20	1.37%
TOILET & BATH ACCESSORIES	3,176.39	2.98%
TILE	57,106.01	53.51%
O&P Items Subtotal	87,045.54	81.57%
Material Sales Tax	1,885.04	1.77%
Overhead	8,893.19	8.33%
Profit	8,893.19	8.33%
Total	106,716.96	100.00%