

KETCHIKAN GATEWAY BOROUGH SCHOOL DISTRICT
AGENDA STATEMENT

No. 11 c

MEETING OF July 15, 2020

Reviewed By

Item Title:

NEW BUSINESS

Motion to approve a contract with Schmolck Mechanical Contractors for the Kayhi Boiler #2 Replacement Project

Superintendent
 Finance
 Maintenance

SUBMITTED BY Katie Parrott, Business Manager

Contact Person/Telephone

APPROVED FOR SUBMITTAL

Katie Jo Parrott

247-2116

Name

Phone

SUMMARY STATEMENT:

Administration is seeking approval of a contract with Schmolck Mechanical Contractors for the Kayhi Boiler #2 replacement project

ISSUE:

In accordance with Alaska Statute and Borough code related to school construction projects, capital improvement projects and/or major building repairs on school facilities are conducted in close collaboration and mutual agreement between Ketchikan Gateway Borough School District and Ketchikan Gateway Borough with defined roles and responsibilities. Projects in excess of \$50,000 are funded by the Ketchikan Gateway Borough, and must be dually approved.

BACKGROUND:

Ketchikan High School has three Weil-McLain 94 series oil-fired cast-iron sectional boilers that provide heat for the facility. These boilers are 25 years old, with a typical service life of 30-40 years. However, they have experienced deficiencies with cracks and leaking multiple times within the last two years, requiring repair many times. Both Boiler #1 & #2 have now experienced failures, are now inoperable and need to be replaced. An MOA has been ratified between the School Board & Borough Assembly for the Boiler #2 replacement project, and this request is in keeping with the agreed upon MOA.

RECOMMENDATION:

Approval of the contract with Schmolck Mechanical Contractors.

FISCAL NOTE:

EXPENDITURE		AMOUNT	
REQUIRED	<u>\$240,094</u>	AVAILABLE	<u>\$293,454</u>

EXHIBITS ATTACHED

- Kayhi Boiler Project Notice of Intent to Award
- Kayhi Boiler Project Notice of Apparent Low Bidder
- Kayhi Boiler Project Bid Score Sheet

RECOMMENDED ACTION:

“I move that the Board of Education approve the contract with Schmolck Mechanical Contractors for the Kayhi Boiler #2 Replacement Project in the amount of \$240,094.”

WELSH
WHITELEY
ARCHITECTS

July 8, 2020

TO: Bidder: Ketchikan Mechanical, Inc. bids@ketchikanmechanical.com
Bidder: Schmolck Mechanical Contractors, Inc. bids@schmolck.onmicrosoft.com

CC: Al Jacobson, Maintenance Director
Ketchikan Gateway Borough School District

FROM: Tim Whiteley, Project Manager

RE: Kayhi Boiler Replacement
Notice of Intent to Award

Schmolck Mechanical Contractors, Inc was identified as the apparent low bidder for the above referenced project on June 30, 2020. No appeals were received by the end of the five day appeal period (9:00 AM, July 6, 2020).

The Ketchikan Gateway Borough School District Board of Education intends to award a contract for the project to this Contractor at their regularly scheduled meeting on Wednesday July 15, 2020.

Thank you for your interest in this project.

cc: Doug Murray, PE, PDC Engineers
Other Planholders of Record

327 Bawden St.
Ketchikan, Alaska
99901
(907) 225-2412 v
(907) 225-2422 f

*A Limited Liability
Company*

June 30, 2020

TO: Al Jacobson, Maintenance Director
Ketchikan Gateway Borough School District

FROM: Tim Whiteley, Project Manager

RE: Kayhi Boiler Replacement
Notice of Apparent Low Bidder - REVISED

On Wednesday June 24, 2020 two bids were received, opened and reviewed in the presence of yourself, Paul Mata, and myself, for the Kayhi Boiler Replacement Project. Attached is the bid tabulation form.

Ketchikan Mechanical, Inc's bid was initially determined to be the apparent low bidder. Subsequently, Schmolck Mechanical Contractors appealed this determination. Upon review of the appeal, Ketchikan Mechanical, Inc's bid has been determined to be non-responsive for the following reasons:

The bid lacked a signed Price Proposal Form. Page 1 of the *Instructions to Bidders* requires a respondent to use this form to be considered. Use of the Bid Bond form in lieu of the Price Proposal Form is not acceptable.

The bid lacked a bid amount written in numerals and words. The Price Proposal Form provided in the *Bid Documentation Forms*, which has spaces for this description, was not used.

The provided Cashier's Check, provided as bid security, contradicts the bid amount listed on the Bid Bond Form. The Cashier's Check was made out for \$12,500.00. Per the *Instructions to Bidders*, for bids greater than \$100,000, the Bid security is required to be 5% of the bid. At face value the check amount implies a bid of \$250,000.00 which would be higher than the other bid received.

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The bid Bond Form provided was incomplete. The form was not fully completed or signed by a surety. It was made out for \$235,915.10 and labeled as "Bid Bond" and not identified as a "Bid" or "Price Proposal" and does not state the bid amount written in numerals and words.

The cashier's check used as bid security was not in proper form. The check was made out to the Ketchikan Gateway Borough and not the Ketchikan Gateway Borough School District.

Schmolck Mechanical Contractors, Inc. is determined to be the apparent low bidder. This memo serves as notification of the results of the evaluation of the bids.

Per the bidding documents, interested parties have 5 calendar days to protest the award. Written communication must be received by 9:00 AM July 6, 2020.

cc: All Planholders of record
Glenn Brown, KGB Attorney

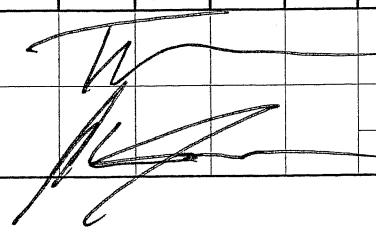
Project: Kayhi Boiler Replacement
 Owner: Ketchikan Gateway Borough School District

Bid Opening: 3:00 pm, Wednesday June 24, 2020
 Location: Maintenance Dept. Office, KGB School District, 333 Schoenbar Road, Ketchikan

BID TABULATION FORM

Contractor	Bids in sealed envelope with name of project indicated	Bid Documentation Forms - completed & signed	Acknowledgement of Addenda #1 & 2		Subcontractor's List filled out	Bid Bond or Cashier's Check (If Required)	Price Proposal Form Completed	Base Bid	Modifications	Final Base Bid
1 KETCHIKAN MECHANICAL, INC.	✓	✓	✓		✓	✓	*	\$ 235,915.10	L	\$235,915.10
2 SUNMOLCK MECHANICAL CONTRACTORS	✓	✓	✓		✓	✓	✓	\$240,094.00	-	\$240,094.00
3										
4										
5										

Witness:



TIMOTHY B. WALTELEY

Witness:



ALAN C. JACOBSON

* = KIM'S BID DID NOT CONTAIN THE PRICE PROPOSAL FORM, BUT ~~WAS~~ THE INFORMATION WAS INCLUDED ELSEWHERE IN BID INFORMATION AND PROVIDED PRICE WAS CONFIRMED VERBALLY WITH KIM.