

**RESOLUTION NO. R-16-32**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH STRAUB CONSTRUCTION COMPANY, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED \$295,900.00 FOR THE COMMUNITY CENTER RENOVATION.**

**WHEREAS**, six proposals were received for the Community Center Renovation, Project CO1658, and the proposal of Straub Construction Company, Incorporated, in the amount of \$295,900.00 has been determined by the Director of Parks and Recreation to be the best proposal received.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:**

**THAT**, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Straub Construction Company, Incorporated, for work as outlined in the contract for a total amount not to exceed \$295,900.00.

**FURTHER, THAT** funds for such purpose are authorized from the Certificates of Participation, Series 2015.

**INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23<sup>rd</sup> DAY OF MAY 2016.**

  
Jean B. Moore, Mayor


ATTEST:

  
Ruth E. Bocchino, City Clerk

## MEMORANDUM

TO: Scott Wingerson; City Manager

THROUGH: Justin Merkey; Director of Parks and Recreation

FROM: Glen Whitten; Construction Contracts Administrator 

DATE: May 18, 2016

RE: Project No. CO1658; Community Center Renovation

Staff received the following bids for the referenced project:

Integral Construction Services, Inc.	\$256,800.00
Straub Construction Co. Inc.	\$295,900.00
Herner Construction, Inc.	\$314,000.00
Julius Kaaz Construction Co. Inc.	\$338,700.00
N. W. Rogers Construction Inc.	\$346,400.00
KES Construction, Inc.	\$399,485.00

After carefully reviewing Integral Construction Services qualifications, staff recommends that their bid be rejected and the contract be awarded to the 2<sup>nd</sup> lowest bidder. The ability to complete the requirements of this contract in a timely and effective manner is vital to the ongoing operation of the Community Center. The designing architectural firm, Gould Evans, has expressed concerns with regard to Integral's ability to perform at the level expected. A check of references provided by Integral was consistent with these concerns.

In view of these considerations, staff is recommending this project be awarded to Straub Construction Co. Inc., at the bid price of \$295,900.00. Funds for this project are provided from the Certificates of Participation, Series 2015.

If you have any questions or require additional information please contact me at your convenience.

CC: Alan Napoli, Building Official

# gould evans

May 18, 2016

Mr. Justin Merkey  
City of Gladstone  
6901 N. Holmes  
Gladstone, MO 64118

Re: Low Bidder Reference

Dear Mr. Justin Merkey,

As a follow-up to a phone conversation we had after the bid opening on Tuesday May 17<sup>th</sup> I wanted to share a concern with a member of the team that was the apparent low bidder.

My experience is not with Integral Construction, rather their representative who attended the pre-bid meeting. The individual is Glen Rogers. Glen worked on a Gould Evans project about 16 years ago for the Lee's Summit School District. The project was poorly managed, both in the field and from the office and required a significant amount of oversight from our firm as well as the Owner's team. This experience cannot be overlooked from my part on a project such as the one we are undertaking with the City of Gladstone.

Coordination around clientele, adherence to schedules and clean, safe working conditions will all be very important to the success of the project. From my experience Glen Rogers is not the right person to meet these needs. I do not have experience with Ron Williams whom I understand is the owner of Integral Construction.

I did reach out to Eric Patterson at the City of Harrisonville who was listed as a reference on their bid submittal. Eric indicated Integral Construction completed (2) projects for the City. One was a \$25,000 remodel of a room in their police station and the other was providing the steel and skin on the Harrisonville Police Station. The skin and steel was the bid package Integral won prior to the City letting the remaining project out, which they were not the low bidder. Eric said they did a good job on their scope and coordinated nicely with the other contractor completing the remaining part of the project. Eric indicated when he had any issues he would call Ron Williams directly and things were taken care of.

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I cannot recommend Glen Rogers through Integral Construction for this project based on my experiences outlined above. If you have any questions please don't hesitate to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Zeller". The signature is fluid and cursive, with the first name "Dan" and last name "Zeller" clearly distinguishable.

Dan Zeller, AIA  
Principal