



41 Sequin Drive • Glastonbury, CT • 06033

November 20, 2018

Mark Walter, Town Administrator
Town of Columbia
323 Jonathan Trumbull Highway
Columbia, CT 06237

Re: Salt Storage Building Project
Bid Results & Recommendation of Award

Dear Mark,

As requested, we have compiled the results of the Salt Storage Building Project bids received as a result of the Town's *Invitation to Bid*. Further, we have evaluated these results and our findings and recommendations are described below.

Background

Notice of the Invitation to Bid was posted on-line on October 29th. A pre-bid was held at the site on November 1st. Two addendums to the bid package was issued to all who attended the pre-bid meeting for the project.

Bid Opening

The bids were opened at the Town Hall at 10:00 AM on November 16, 2018. Five (5) bids were received. Each of the bidders completed the administrative requirements of the bid process, including:

- Written Acknowledgement of Addendums No. 1 and 2
- Completed and Submitted Non-Collusion Affidavit
- Completed and Submitted Qualifications Information
- Submitted Bid Security in the amount of five percent (5%) of their bid

The bidders and the submitted bid prices are included on the attached Bid Tabulation.

Our conclusion from this is that the scope of work was clear to the contractors and that the bids are competitively priced.

Consideration of the Bids

For the base project bid, a lump sum price was requested. There were an additional 3 unit priced items for which prices were requested for removal and replacement of unsuitable soil beneath the foundation

of the new structure. In general, each of the bids, seemed balanced on the whole, that is, the prices provided for the line items seemed generally proportional to the value of materials and labor required to complete the work for that line item.

Consideration of the Apparent Low Bidder

Based upon this scope of work and the bids received, the apparent low bidder is Zlotnick Construction of Mansfield Center, CT. The second low bidder, United Building Solution, had a higher bid and lower unit prices. Based upon what Anchor considers to be a worst case scenario (i.e. having to remove and replace an additional 3' of soil (Contractor has included the initial 12" beneath the foundation in their base bid) from below the entire 336' long perimeter x 9' wide foundation footprint) however, Zlotnick's overall price would still be lower than United's.

Zlotnick has provided evidence of appropriate licensure and has indicated that they would self-perform an appropriate portion of the work on the project, with a subcontractor being brought in to supply the building and for site related work.

Zlotnick has provided a project list for several other similar types of projects that were previously completed by their company. These projects consisted of building construction projects, including ones in Willimantic, Lebanon, Storrs, and Waterford. They have noted that existing work would not impact their completion of this project. Based upon Anchor's previous experience working with Zlotnick as well as our knowledge of their experience and capabilities, we feel that Zlotnick is qualified and capable of completing the project for the Town.

Recommendation

On the basis of the bid received and our previous experience with Zlotnick, we recommend the contract be awarded by the Town of Columbia to the low bidder Zlotnick Construction, Inc. with a lump sum base bid price of \$271,300.00.

As recent test pits at the site have confirmed, there will be some quantity of unsuitable soil that will need to be removed from below the foundation footprint and replaced with suitable structural fill. We feel the worst case scenario would be 336 yd³ (336' building perimeter x 9' wide foundation footprint x 3' deep) of unsuitable soils that would need to be excavated and replaced. With Zlotnick's unit prices, this would result in costs of \$11,088 for removal and replacement with Contractor provided soil or \$6,048 for removal and replacement with existing soil from the public works garage site (we are awaiting confirmation that the Town soil will be acceptable to the building manufacturer). While it is impossible to know exactly how much will need to be removed and replaced, we believe the final quantity of unsuitable soils will be somewhere between 50% and 75% of the worst case scenario described above.

Mr. Mark Walter
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Please contact me should you wish to discuss the above.

Sincerely,

A handwritten signature in blue ink that reads "Matt Brown". The signature is written in a cursive style with a large, stylized "M" and "B".

Matthew N. Brown, P.E.
Principal

BID TABULATION
TOWN OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS SALT SHED
BID OPENING: NOVEMBER 16, 2018, 10:00 AM

		Bidder	B&W Paving & Landscaping, LLC	Zlotnick Construction, Inc.	Mattern Construction, Inc.	Pioneer Building of Newington, Inc.	United Building Solution
ITEM NO.	BID ITEM	UNIT	BID UNIT PRICE	BID UNIT PRICE	BID UNIT PRICE	BID UNIT PRICE	BID UNIT PRICE
1	BASE BID	LS	\$600,000.00	\$271,300.00	\$300,673.00	\$297,740.00	\$282,330.00
2	Excavation of Unsuitable Soil	CY	\$25.00	\$8.00	\$10.00	\$17.00	\$3.45
3	Supply and Install "Compacted Structural Fill"	CY	\$55.00	\$25.00	\$35.00	\$43.00	\$23.00
4	Relocate and Install "Compacted Structural Fill"	CY	\$25.00	\$10.00	\$20.00	\$17.00	\$6.90
5	Alternate Fabric Structure	LS	\$0.00	\$0.00	\$0.00	\$278,640.00	\$0.00
Bid Bond Submitted			yes	yes	yes	yes	yes
Addendum Acknowledged			yes	yes	yes	yes	yes
Non-Collusion Affidavit			yes	yes	yes	yes	yes
Bidder Qualification Statement			yes	yes	yes	yes	yes