

**KC WATER****FACILITIES AND PLANTS ENGINEERING**

4800 E. 63rd Street • Kansas City, MO 64130

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DATE: April 17, 2023

TO: Jeff Martin P.E., Chief Engineering Officer
Wes Minder P.E., Director

FROM: Debra L. Smith, AIA, Project Manager

SUBJECT: Bid Recommendation for KC Water Administration Building, Building and IT Improvements and ADA Compliance PN: 81000817 CN: 1682

Bids for the above referenced project were received and opened on April 4, 2023 at 2:00pm with one (1) responsible and responsive bidder. This bid was submitted by Hartline Construction, Inc with a base bid in the amount of \$3,714,415.00 (as detailed on Form 00410 Bid Form and Contract Documents).

- a. Allowance: make needed gypsum board repairs throughout the Building from previous water leaks.
- b. Alternate #1: convert the Men's and Women's Restrooms to a suite of Gender Neutral facilities on both the 1st and 2nd floor adjacent to the North Lobby. Not recommended.
- c. Alternate #2: additional IT and AV improvements in the Auditorium. Not recommended.

A summary of the Bid received is provided below. The Bid Opening Summary is included as an attachment to this memo.

| BIDDER | TOTAL BASE BID | ALLOWANCE | ALT. #1 | ALT. #2 | TOTAL SUM | 48-hour CREO KC Paperwork |
|----------------------------|----------------|--------------|--------------|--------------|----------------|---------------------------|
| Hartline Construction Inc. | \$3,714,415.00 | \$150,00.00 | \$824,150.00 | \$89,810.00 | \$4,778,375.00 | Submitted |
| Project Manager's Estimate | \$2,750,00.00 | \$150,000.00 | \$725,000.00 | \$175,000.00 | \$3,800,000.00 | N.A. |

Funding:

Project Included in the 2023 CIP; funding string pending.

Project Description

This project will bring the Water Services Administration Building into full compliance with ADA Design Guidelines and will also provide improvements to the Building layout, functions and general efficiency to work flow. Improvements to the IT system will better accommodate the Administration Building's operations and functions which have evolved over the 15 years since the Water Services Department originally occupied this building.

MBE/WBE Participation

The City's CREO Office reviewed the Goals request form and set the participation goals at **11% MBE** and **11% WBE**. Hartline Construction submitted their Contractor Utilization Plan with **3% MBE** and **60% WBE** business participation. Hartline Construction, Inc. has no written violations for any MBE/WBE programs and has incurred no penalties. Hartline Construction submitted no good faith efforts in the CUP.

The MBE and WBE participants are as follows:

| | | |
|--|-----|-------|
| a. Hartline Construction, Prime Contractor | WBE | 59.5% |
| b. AGP | WBE | 3.9% |
| c. Diverse ID | WBE | 0.1% |
| d. Alpha Energy and Electricity | MBE | 2.39% |

Experience Reference Form

The Project Design Professional Consultant (Wellner Architects, Inc.) reviewed the Bid Forms. Hartline Construction, LLC's bid was higher than the Project Manager's Opinion of Probable Construction Cost and but is considered acceptable.

Hartline Construction submitted the required Evidence of Competency and Experience Reference Form/Summary for similar projects. the four (4) projects were started within the last 3 years and ranged in cost from \$6,000,000.00 to \$286,000.00. Each project is 100% complete. Completion dates range from November 15, 2022 to February 28, 2023.

Financial Statement

A review of Hartline Construction financial standing using the Dun & Bradstreet (D&B) ratings was performed. The review indicated that the D&B rating under Key Data Elements for Hartline Construction is "Undetermined".


The D&B Financial Analysis rated Hartline Construction favorably for paying on time and a "Low to Moderate Risk" of severe payment delinquency or financial distress.

Claims and Lawsuits


Hartline Construction has zero (0) filings for Bankruptcies, Judgments, Liens or Suits. The last UCC for Hartline Construction was filed on July 12, 2020.

1682, Bid Recommendation for KC Water Admin. Building Construction

- Attached Document(s):
- (1) Hartline Construction, LLC Bid Packet
 - (2) Hartline Construction, LLC, 48-Hr Notice Documents.
 - (3) Hartline Construction, LLC, Business Profile and Legal Structure
 - (4) Hartline Construction, LLC, Capability Statement
 - (5) Hartline Construction, LLC, Business License and e-Verify Forms
 - (6) Dun & Bradstreet Summary
 - (7) Bid Opening Summary Form
 - (8) MBE/WBE Goals Request
 - (9) Recommendation of Selected Contractor from Wellner Architects, Inc.

Approved:  4/20/2023 (initial/date)
 Blake Anderson, P.E., Engineering-Facilities Division Manager

Approved:  4/21/2023
 Jeff Martin, P.E., Chief Engineering Officer Date

Approved: 
 Wes Minder, P.E., Director Date

cc: Lisa Pleasure, Finance Manager, KC Water Finance Administration Division
 Robbi Jackson, Budget Analyst, KC Water Finance Administration Division
 Leona Walton, Contract Administrator, KC Water Contracts Administration Division
 Debra L. Smith, AIA, Project Manager, KC Water Facilities Engineering Division
 Contract File 1682

BID OPENING SUMMARY

**Project No. 8100817 WSD Administration
Building & IT Improvements & ADA**

4/4/2023

TIME 2:00PM

TOTAL # OF ADDENDA- 5

| BIDDER | TOTAL BASE BID | ALLOWANC E | Alternate No.1 | Alternate No.2 | Total Sum |
|-----------------------------------|---------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Hartline Construction, LLC | \$3,714,415.00 | \$150,000.00 | \$824,150.00 | \$89,810.00 | \$4,778,375.00 |
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| Engineer's Estimate | \$2,750,000.00 | \$150,000.00 | \$725,000.00 | \$175,000.00 | \$3,800,00.00 |