

Ann Arbor Fifth St. Deck	Bid Pack 3 - Superstructure
Christman Project No. 209222	Work Category 10 only
	Wednesday Feb. 17, 2010 @ 10:00 am
	AA District Library - lower level multi purpose room

Attendees:

Refer to attached sign in sheet for attendees.

Meeting Agenda:

1. Introduction (Jim Blum, Senior Project Manager)

- a. Introduce Project Team
 - i. Owner: AA Downtown Development Authority
 - ii. Owners Rep: Park Avenue Consultants
 - iii. Architect: Carl Walker Inc. & Luckenbach/Ziegelman Architects
 - iv. Site Planning and Landscaping: Beckett and Raeder, Inc
 - v. Mechanical and Electrical Design: Berbiglia Associates, Inc.
 - vi. Construction Manager: The Christman Company
 - 1. Pat Podges VP, Project Director
 - 2. Jim Blum - Sr. PM
 - 3. Jeff Adcock - PM
 - 4. Amy Sullivan - PM
 - 5. Gary Shannon - Supt.
 - 6. Doug McCune - PE
- b. Project Description
 - i. Approximately 730 parking spaces
 - ii. Approximately \$40,000,000
 - iii. Four Parking Levels Below Grade

2. Bid Instructions (Jeff Adcock, Project Manager)

- a. Due date, time, and location
 - i. Thursday, March 4th @ 2:00 pm
 - ii. DDA (Downtown Development Authority) located on 5th Ave.
 - iii. Public Opening for WC 10 only
- b. Bid plans and specifications
 - i. Voluntary Alternates included in base bid is cause for bid rejection
- c. Submit three (3) proposals
- d. The Christman subcontract agreement form is included in Section 00.5000
- e. Bond requirements
 - i. Bid bond is required for proposals greater than \$50,000 - 5% of bid amount.
 - ii. Identify the cost of a performance bond on the bid form as an add to the base bid.
- f. Include all sales and use tax
- g. Contact person for questions:
 - i. Email Questions to jeff.adcock@christmanco.com
 - ii. Do not contact architect direct.
- h. Cut-off for bidders questions: February 25th, 2010 by 5pm.
- i. Documents available via Dunn Blue in Ann Arbor or Christman FTP site. Information on FTP site will be posted in addendum # 1.

April 5, 2010

Mr. Christopher J. Colasanti
Executive Vice President
Colasanti Specialty Services, Inc.
24500 Wood Court
Macomb Township, MI 48041

Dear Mr. Colasanti;

Thank you for your letter dated March 30, 2010, and for sharing with me your concerns about the Christman decision regarding the concrete award for the S. Fifth Avenue parking structure. I will do my best to respond, and hope that you will contact me again if my response engenders additional questions.

From the time Carl Walker Inc. distributed the RFQ and then the RFP for this project soliciting proposals for Construction Manager for the S. Fifth Avenue Parking Structure project, the Ann Arbor Downtown Development Authority was aware that a significant portion of the work would involve bidding and then managing the installation of a large quantity of structural concrete. As part of its interviews for C.M., the DDA specifically asked questions about this, and learned that Christman was interested in being one of the concrete bidders. As a result, when Christman was selected as the DDA's C.M., the DDA requested that Christman distribute the concrete bid documents broadly to qualified companies and that the concrete bids be opened at the DDA office to ensure that bid participants would feel welcome to be present when the base bid figures were revealed. Christman agreed to both requests.

On March 4, 2010 approximately a half dozen concrete bids were submitted, and the base bid amounts and the amount for one of the bid alternates were read out loud. The balance of the review including the other bid work categories for the project was then moved to the Christman construction trailer where the bids were opened and witnessed on our behalf by Adrian Iraola and a representative of Carl Walker Inc.

We were told that Christman then met with representatives of the three concrete firms with the lowest base bids to ascertain more information about their respective bids and their understanding of the project. CCI the first to be interviewed, followed by the other two low bidders. From these conversations, Christman determined that the lowest bid (Granger) was unresponsive, as their cost figures were not accompanied by a detailed schedule or materials management plan (as required in the bid documents), and during the interview, the Granger team was unable to convey a good understanding of the complexities of the project. Even before I heard from Christman about this, our DDA Project Manager reported to me after the interview that he felt concerned that Granger's responses made them appear unprepared to manage this



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ANN ARBOR, MICHIGAN 48104

HTTP://WWW.A2DDA.ORG
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project. We were told that in contrast, the other two low bidders (Colasanti and CCI) were both able to convey an appropriate understanding of the project.

During this period of time the DDA was asked to provide feedback on project alternates, which we did, specifically accepting bid alternate #6 (a snow melt system under Library Lane), and rejecting alternate #8 (schedule acceleration to open S. Fifth Avenue for the 4 days of the 2011 Art Fair). This feedback was provided by a DDA committee that was unaware as to which bidder would benefit by decisions on these alternates. This process resulted in the following, which amounted to less than 2/10ths of a percent difference between the CCI and Colasanti bids:

	<u>CCI</u>	<u>Colasanti</u>
Base bid	\$22,025,000	\$21,980,000
Alternate #6 (snow melt system)	\$ 67,800	\$ 90,000
Total bid	\$22,092,800	\$22,070,000

In addition, CCI submitted with its original bid a voluntary alternate to reduce project costs (a different stainless steel door alternative which reduced their bid by \$40,000) to \$22,052,800. Colasanti did not submit any voluntary alternates although we were told that the submission of alternates was permitted in the bid documents.

The result of the application of the foregoing alternate was the following showing the differences between the bids of Colasanti and CCI:

Base bid difference:	\$45,000
Difference after bid alternate #6:	\$22,800
Difference after voluntary alternate:	(\$17,200) CCI being the lowest

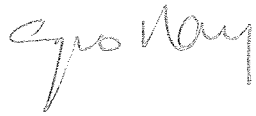
As our Construction Manager at risk with a GMP, Christman is ultimately responsible for evaluating and recommending the sub for this portion of work (as they are for all other facets of the project), and they have selected CCI subject to the DDA's approval, a procedure spelled out in the Construction Contract. The DDA has met with Christman to discuss the events surrounding the concrete bid, and after much discussion, Christman, the DDA and its Architect agree that the integrity of the process was intact and favored the best interests of the DDA and the public it serves by providing the lowest price and the least amount of risk. In addition, notwithstanding that CCI was in fact the lowest responsible bidder whose bid conformed to the bid requirements, as you are well aware, the terms of the advertisement for bids made clear that the DDA, the CM, and the Architect reserved the right to reject any or all proposals, or accept any proposal, which in their opinion, will serve the best interest of the DDA and the CM, including the right to award to other than the low bidder.

I hope that this reiteration of events responds to your request for information. I very much understand the amount of effort, time, and resources that were required for Colasanti to submit

its bid for the concrete portion of our project, and I also understand how disappointed you are that the bid was not awarded to Colasanti.

Thank you for taking time to contact me. And again, please let me know if I may provide additional response to your concern.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Pollay".

Susan Pollay, Executive Director
Ann Arbor Downtown Development Authority