



Message

Mon, Dec 7, 2015 4:37 PM

From: **John Mangiaratti**
To: TOW BOS
Cc: **Jodi Ross** 12 North Main Street

Subject: Bid results 12 North Main Street

Attachments: BidTab_firstfloor.pdf / Adobe Acrobat Document (76K)
 BidTab_Smokestack.pdf / Adobe Acrobat Document (82K)

Good Afternoon,

We opened bids this afternoon for two contracts related to the 12 North Main Street CPA project and we are please d to report the results. After October Town Meeting approved \$378,250 for Phase 1 Stabilization of the mill building we immediately went out to bid for the entire project. In the initial solicitation, we only received two bids and they were both much higher than we expected (the lowest was \$513,850). The three reasons that we believe led to the high bids were the unknown locations and levels of contamination in the debris removal scope item, the multiple specializations required to complete the project, and the market timing. We believe that by separating the project into phases we will be able to complete the work in a cost-effective manner and maximize the available funding. As you will see from the bid results below, the floor stabilization and smokestack work is much less expensive than it was in the initial bid. Once the first floor is stabilized, we intend to conduct additional screening of the debris to isolate the limited amount of contaminated materials and then go out to bid for the debris removal.

The lowest responsive and responsible bidder for the First Floor Stabilization project is Campbell Construction Group LLC of Peabody, MA for a lump sum price of \$53,371. We are familiar with Campbell Group as they just completed our historic rehab of the Westford Museum Building and they were excellent to work with. We received four bids in total as shown on the attached bid tabulation.

The lowest responsive and responsible bidder for the smokestack project is Boston Chimney and Tower Co. LLC of Peabody, MA for a lump sum price of \$16,691. They have an impressive portfolio of projects as you can see from their web site. <http://bostonchimney.com/> There were seven bids for the smokestack work as shown in attached bid tabulation.

The total cost to complete these two projects is \$70,062 which will leave more than \$300,000 to do the remaining items from the Phase 1 stabilization project.

If the Board of Selectmen vote to approve these contracts we will get started immediately with coordinating the work to try to take advantage of the recent mild weather.

Special thanks to Dennis Wrona for helping me with the bid opening today.

Please let me know if there are any comments or questions.

thanks
John

John S. Mangiaratti
Westford Assistant Town Manager
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978-692-5501



TOWN OF WESTFORD

RESULTS FROM BID OPENING



Project

SMOKE STACK STABILIZATION
12 NORTH MAIN

Location Town Hall, TM Office

55 Main Street

Date

12-7-15 2 PM

Page 1 of 1

COMPANY NAME & ADDRESS	Bid Form Complete	Acknowledged Addenda	Bid
1 Kenney Messing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	32,984. ⁰⁰
2 FOLAN WATER PROOFER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22,800. ⁰⁰
3 DC WELDING INC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	62,450. ⁰⁰
4 CAMPBELL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	56,374. ⁰⁰
5 YSC INC.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	28,500. ⁰⁰
6 ★ Boston CHIMNEY AND FLOWERS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16,691. ⁰⁰
7 AULSON	<input checked="" type="checkbox"/>	1.52	22,500. ⁰⁰
8			

This is a complete and accurate list of the bids opened. This document is signed under the penalties of perjury.

Attest:
 Book Clary
 Aulson
 James Clary
 12/7/15



TOWN OF WESTFORD

RESULTS FROM BID OPENING



Project

FIRST FLOOR STABILIZATION 12. N. MAIN Location Town Hall, TM Office

55 Main Street

Date

12-7-15 2PM

	COMPANY NAME & ADDRESS	Bid Form Complete	Acknowledged Addenda	Bid
1	KENNEY MASONRY	✓	X	87,980.00
2	KNEELAND	✓	X	126,000.00
★ 3	CAMBELL	X	X	53,371.00
4	AULSON	✓	X	66,500.00
5				
6				
7				
8				

This is a complete and accurate list of the bids opened. This document is signed under the penalties of perjury.

WITNESS

Denise Wong 12/7/15

[Signature]

12 North Main Street Phase 1 Stabilization

The table below shows the scope of the project and the initial cost estimates as discussed at the October Town Meeting and the results of the two rounds of bidding that we have completed. In the 11/6/15 bid the work was separated into base bid work and three alternates which all would have been performed under a single contract. In the second bids only the shoring of beams and smokestack items were addressed and they were bid as separate contracts to allow for specialized companies to bid on only the work they do on a regular basis. The results of the second bids received on 12/7/15 are shown in the fifth column. The items excluded from the second bid will be addressed in future.

	Scope items	Initial Cost Estimate	11/6/15 Bid Results	12/7/15 Bid Results
Base Bid Work	Shoring of beams and providing safe walking path over basement floor:	<i>\$47,000</i>	included in base bid below	\$53,371
	Window boarding and selective demolition	<i>\$17,500</i>	included in base bid below	not included, will be addressed in future bid
	Stainless-steel wrap for top of smokestack:	<i>\$17,500</i>	included in base bid below	\$16,690
	General conditions and clearing vegetation:	<i>\$16,000</i>	included in base bid below	incorporated into individual bid items
	Total for Base Bid Work:	\$98,000	\$225,000	Separated into individual items
Alternates 1 & 2	Debris removal and abatement:	\$250,000	\$260,856	not included, will be addressed in future bid
Alternate 3	Tarping the top of walls and bell tower:	\$30,250	\$28,000	not included, will be addressed in future bid
Total Project Cost:		\$378,250	\$513,856	\$70,061