

## PROCUREMENT REPORT 2011

In 2011 the Agency entered into contracts with:

1. August Bohl Contracting to construct a 3/4 mile access road with accompanying water, sewer, utilities, storm water basin and pump station ("Infrastructure") in the Vista Technology Campus for a base bid of \$4,283,970; The Agency followed General Municipal Law section 103 and obtained formal sealed bids from six construction companies. Bohl was the low bidder.
2. Chazen Companies to confirm the developer's estimate of the cost of construction of the Infrastructure for a fee of \$3,000. The Agency, following its Guidelines for procurement of professional services obtained requests for proposals from three engineering firms. Chazen submitted the lowest proposal.
3. Chazen Companies for construction administration and observation services for the construction of the Infrastructure for a fee of \$140,000. The Agency, following its Guidelines for procurement of professional services obtained requests for proposals from three engineering firms. Chazen submitted the lowest proposal.
4. BBL Construction Services as construction manager as adviser for actual costs plus a fee of 2.5%. BIDA solicited proposals from qualified Construction Management (CM) firms to advise, assist and consult with BIDA and the Town's DPW/Engineering Division on the design, procurement and construction of Vista Boulevard and associated infrastructure. The Department of Public Works (DPW) sent out twenty-three (23) requests for proposals (RFP's) to various construction companies, construction management firms, engineering companies and developers. Three (3) proposals were submitted to the Town on March 18<sup>th</sup>: one from BBL Construction Services, one from Turner Construction Company and one from Ingalls, in association with RAPP Construction Management. A selection committee comprised of DPW Commissioner Josh Cansler, Deputy Commissioner Erik Deyoe, Town Engineer Paul Penman and Terry Ritz (Assistant Engineer) met several times to discuss the submittals. Some items that were evaluated were as follows:
  - Competence of the CM firm to perform the required services, as indicated by the technical training, education and experience of the firm's personnel who would be assigned to perform the services.
  - Ability in terms of workload and availability of qualified personnel to perform the required consulting services competently in accordance

with contract documents and in compliance with local, state, federal regulations and codes.

- Past performance as reflected by the evaluations and references of previous or current municipal clients with respect to factors such as control of costs, quality of work, and meeting of deadlines. Project understanding and approach.
- Fee rate and structure.
- Competencies and experience of key project staff. Depth and support of Office.
- Ability to expedite schedule completion and interface smoothly within with other work being performed by other contractors within the Vista Campus.
- Proximity of primary CM firm office where majority of work is to be performed in relationship to project site.
- Value-added services and competencies.
- Other similar factors.

Based on the criteria, the selection committee unanimously determined that BBL Construction services would be the best choice to be the Construction Manager for Phase 1A of the Vista Technology Campus.

5. Fiscal Advisors & Marketing Inc. to develop a financial plan to issue bonds to pay for the Infrastructure for a fee of \$150 per hour not to exceed \$5,000. Subsequently, the not to exceed fee was raised to \$15,000. The Agency followed its Guidelines in awarding this contract.
6. McNamee, Lochner, Titus & Williams, P.C. to review the construction contract, the construction manager contract and two engineering services contracts for a fee not to exceed \$8,820. The Agency, following its Guidelines for procurement of professional services obtained requests for proposals from four law firms. McNamee submitted the lowest proposal. Subsequently, the not to exceed fee was raised to \$20,135.