



**Board of County Commissioners - Staff Report**

**Meeting Date:** January 8<sup>th</sup>, 2019

**Presenter:** Rachel Grimes

**Submitting Dept:** Fair & Fairgrounds

**Subject:** Stall Barn Bids

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**Statement / Purpose:**

Consideration of bids received in response to the Request for Proposals (RFP) for a new stall barn at the Teton County Fairgrounds.

**Background / Description (Pros & Cons):**

In November, Teton County released an RFP for a new stall barn to be built to replace the existing facility which is currently being remodeled into the temporary fire station and future expo building. The Fairgrounds has \$270,000 budgeted for the project. Bids came back significantly higher ranging from approximately \$697,000 to \$1,200,000. Also, the Fair Board is strongly opposed to the proposed location on the west side of the Grassy Arena, as well as the size of the stall barn. Given the Fair Board's concerns and the shortage of available funding, staff recommends rejecting all bids and considering a project redesign that could lower costs and be more acceptable to the Fair Board.

**Stakeholder Analysis & Involvement:**

Staff desires to maintain a positive working relationship with the Fair Board and are willing to continue exploring other options that can successfully accommodate both year-round operations and the overall layout and flow of the annual Teton County Fair.

**Fiscal Impact:**

If all bids are rejected and a redesign is pursued, design and site plans will have to be re-engineered based on the new, proposed alternatives. Fees will be incurred from the Town of Jackson's building permitting process as well. However, Fairgrounds staff will have the opportunity to find an alternative that is more on-point with the current budget for the project.

**Staff Impact:**

Staff anticipates that a redesign will take up to 2 months, and would aim to start construction on September 1<sup>st</sup>, 2019. Additionally, without a permanent location for stalls, Fairgrounds maintenance staff will have to tear down and put up stalls regularly, and relocate stall panels, which require additional manpower and time. Staff will not be in a position to promote stall rentals as service to the community or to visitors, nor will they be in a position to collect revenue at the same rate as in previous years.

**Legal Review:**

Gingery

**Staff Input / Recommendation:**

Staff recommends rejecting all bids collected and continuing to look for alternatives that are agreeable to all stakeholders.

**Attachments:**

Bid Response Sheets.

**Suggested Motion:**

I move to reject all stall barn bids.



### Bid Response

- 1. PROJECT NAME: Teton County Fairgrounds Stall Barn
- 2. DATE: 12-14-18
- 3. SUBMITTED BY:
  - A. Bidder's Full Name: Century Contractors, Inc.
  - B. Address: P.O. Box 674
  - C. City, State, Zip: Tuna, Idaho 83427

#### 4. OFFER

- a. Having examined the Place of the Work and all matters referred to in the Contract Documents prepared by Nelson Engineering for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:
- b. Six hundred & Ninety Seven Thousand  
Seven-hundred & Eighty-one & 10/100 dollars  
(\$ 697,781.<sup>00</sup>/<sub>100</sub>), in lawful money of the United States of America.
- c. We have included the required security deposit as required by the Instruction to Bidders.
- d. We have included the required performance assurance bonds in the Bid Amount as required by the Instructions to Bidders.
  - i. The cost of the required performance assurance bonds is \_\_\_\_\_ Dollars (\$1200.<sup>00</sup>), in lawful money of the United States of America.
- e. All applicable federal taxes are included and State of Wyoming taxes are included in the Bid Sum.

#### 5. ACCEPTANCE

- a. This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.
- b. If this bid is accepted by Owner within the time period stated above, we will;
  - i. Execute the agreement within seven days of receipt of Notice of Award.
  - ii. Furnish the required bonds within seven days of receipt of Notice of Award.
  - iii. Work is expected to Commence January 8, 2019 after written Notice to Proceed of this bid.
- c. If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a Contract is signed.
- d. In the event our bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

#### 6. CONTRACT TIME

- a. If this Bid is accepted, we will:
- b. Complete the Work in 21 calendar weeks from Notice to proceed.



7. CHANGES TO THE WORK

- a. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:
  - i. 15 percent overhead and profit on the net cost of our own Work;
  - ii. 10 Percent on the cost of work done by any Subcontractor.
- b. On work deleted from the Contract, our credit to Owner shall be Architect-approved net cost plus 10 of the overhead and profit percentage noted above.

8. ADDENDA

- a. The following Addenda have been received. The modification to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
  - i. Addendum # 1 Dated 5/10/13 Set C1.0 - C2.0
  - ii. Addendum # \_\_\_\_\_ Dated \_\_\_\_\_

9. BID FORM SUPPLEMENTS

- a. The following Supplements are attached to this Bid Form and are considered an integral part of this Bid Form:
  - i. N/A

10. RESIDENT CERTIFICATION NUMBER

A. Resident Certification Number: \_\_\_\_\_

11. BID FORM SIGNATURES

- a. The Corporate Seal of
- b. Century Contractors, Inc.  
(Print full name of firm)
- c. Lynden P. Kunde President  
(Authorized signing officer, printed)
- d. [Signature]  
(Authorized signature of officer)

12. IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OR EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.

END OF BID FORM

Adds Request.

#1 Add 2' To Frame Height \$ 11,995.<sup>00</sup>

#2 Install standing seam Roof in lieu of Std. Roofing Panels Add \$ 41,685.<sup>00</sup>

Subs: Electrical: Snake River Electrical



## Bid Response

1. **PROJECT NAME:** Teton County Fairgrounds Stall Barn
2. **DATE:** 12/14/2018
3. **SUBMITTED BY:**
  - A. Bidder's Full Name: Snake River Mechanical Electrical Plumbing Complete, Inc.
  - B. Address: 1655 High School Road, Suite A
  - C. City, State, Zip: Jackson, WY, 83001.
4. **OFFER**
  - a. Having examined the Place of the Work and all matters referred to in the Contract Documents prepared by **Nelson Engineering** for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:
  - b. **One Million Two Hundred Twenty-Four Thousand Seven Hundred Seventy-Two Dollars.**  
  
(\$ **1,224,772.00** ), in lawful money of the United States of America.
  - c. We have included the required security deposit as required by the Instruction to Bidders.
  - d. We have included the required performance assurance bonds in the Bid Amount as required by the Instructions to Bidders.
    - i. The cost of the required performance assurance bonds is **Twenty-Three Thousand One Hundred Dollars (\$ 23,100.00 )**, in lawful money of the United States of America.
  - e. All applicable federal taxes are included and State of Wyoming taxes are included in the Bid Sum.
5. **ACCEPTANCE**
  - a. This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.
  - b. If this bid is accepted by Owner within the time period stated above, we will;
    - i. Execute the agreement within seven days of receipt of Notice of Award.
    - ii. Furnish the required bonds within seven days of receipt of Notice of Award.
    - iii. Work is expected to Commence January 8, 2019 after written Notice to Proceed of this bid.
  - c. If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a Contract is signed.
  - d. In the event our bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.
6. **CONTRACT TIME**
  - a. If this Bid is accepted, we will:
  - b. Complete the Work in 24 calendar weeks from Notice to proceed (**Based on January 8<sup>th</sup> 2019 notice to proceed**).



**7. CHANGES TO THE WORK**

- a. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:
  - i. 15% percent overhead and profit on the net cost of our own Work;
  - ii. 5% Percent on the cost of work done by any Subcontractor.
- b. On work deleted from the Contract, our credit to Owner shall be Architect-approved net cost plus 5% of the overhead and profit percentage noted above.

**8. ADDENDA**

- a. The following Addenda have been received. The modification to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
  - i. Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

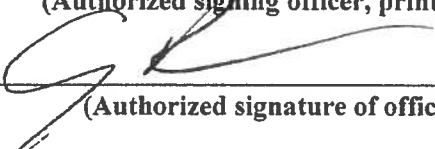
**9. BID FORM SUPPLEMENTS**

- a. The following Supplements are attached to this Bid Form and are considered an integral part of this Bid Form:
  - i. Snake River MEP Complete Bid Document
  - ii. Bid Bond
  - iii. Certificate of Residency

**10. RESIDENT CERTIFICATION NUMBER**

A. Resident Certification Number: 0069

**11. BID FORM SIGNATURES**

- a. The Corporate Seal of
- b. Snake River Mechanical Electrical Plumbing Complete, Inc.  
(Print full name of firm)
- c. Casey Rammell  
(Authorized signing officer, printed)
- d.   
(Authorized signature of officer)

**12. IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OR EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.**

END OF BID FORM



### Bid Response

1. **PROJECT NAME:** Teton County Fairgrounds New Stall Barn
2. **DATE:** 12-14-18
3. **SUBMITTED BY:**
  - A. Bidder's Full Name: Electrical Dynamics Inc
  - B. Address: P.O. Box 728
  - C. City, State, Zip: Riverton WY 82501
4. **OFFER**
  - a. Having examined the Place of the Work and all matters referred to in the Contract Documents prepared by Nelson Engineering for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:
  - b. Ninety Seven thousand Nine Hundred dollars  
(\$ 97,900.00 ), in lawful money of the United States of America.
  - c. We have included the required security deposit as required by the Instruction to Bidders.
  - d. We have included the required performance assurance bonds in the Bid Amount as required by the Instructions to Bidders.
    - i. The cost of the required performance assurance bonds is 2937.00 3% Dollars (\$ 2937.00 ), in lawful money of the United States of America.
  - e. All applicable federal taxes are included and State of Wyoming taxes are included in the Bid Sum.
5. **ACCEPTANCE**
  - a. This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.
  - b. If this bid is accepted by Owner within the time period stated above, we will;
    - i. Execute the agreement within seven days of receipt of Notice of Award.
    - ii. Furnish the required bonds within seven days of receipt of Notice of Award.
    - iii. Work is expected to Commence January 8, 2019 after written Notice to Proceed of this bid.
  - c. If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a Contract is signed.
  - d. In the event our bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.
6. **CONTRACT TIME**
  - a. If this Bid is accepted, we will:
  - b. Complete the Work in 18 calendar weeks from Notice to proceed.



**7. CHANGES TO THE WORK**

- a. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:
  - i. 65 percent overhead and profit on the net cost of our own Work;
  - ii. 30 Percent on the cost of work done by any Subcontractor.
- b. On work deleted from the Contract, our credit to Owner shall be Architect-approved net cost plus 0 of the overhead and profit percentage noted above.

**8. ADDENDA**

- a. The following Addenda have been received. The modification to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
  - i. Addendum # 1 Dated 12-13-18.
  - ii. Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

**9. BID FORM SUPPLEMENTS**

- a. The following Supplements are attached to this Bid Form and are considered an integral part of this Bid Form:
  - i. N/A

**10. RESIDENT CERTIFICATION NUMBER**

A. Resident Certification Number: C-12676 Residency #0793

**11. BID FORM SIGNATURES**

- a. The Corporate Seal of \_\_\_\_\_
- b. Electrical Dynamics Inc  
(Print full name of firm)
- c. Matt Bush - President  
(Authorized signing officer, printed)
- d. [Signature]  
(Authorized signature of officer)

**12. IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OR EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.**

END OF BID FORM



## Bid Response

1. **PROJECT NAME:** Teton County Fairgrounds Stall Barn
2. **DATE:** 12/14/18
3. **SUBMITTED BY:**
  - A. Bidder's Full Name: West Fork Construction, LLC
  - B. Address: PO Box 10021
  - C. City, State, Zip: Jackson, WY 83002
4. **OFFER**
  - a. Having examined the Place of the Work and all matters referred to in the Contract Documents prepared by **Nelson Engineering** for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:
  - b. Eight Hundred and Eighteen Thousand, Eight Hundred and Ninety-Three dollars  
(\$ 818,893.00 ), in lawful money of the United States of America.
  - c. We have included the required security deposit as required by the Instruction to Bidders.
  - d. We have included the required performance assurance bonds in the Bid Amount as required by the Instructions to Bidders. Twenty-Three Thousand Eight Hundred
    - i. The cost of the required performance assurance bonds is and Fifty-One Dollars (\$ 23,851), in lawful money of the United States of America.
  - e. All applicable federal taxes are included and State of Wyoming taxes are included in the Bid Sum.
5. **ACCEPTANCE**
  - a. This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.
  - b. If this bid is accepted by Owner within the time period stated above, we will:
    - i. Execute the agreement within seven days of receipt of Notice of Award.
    - ii. Furnish the required bonds within seven days of receipt of Notice of Award.
    - iii. Work is expected to Commence January 8, 2019 after written Notice to Proceed of this bid.
  - c. If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a Contract is signed.
  - d. In the event our bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.
6. **CONTRACT TIME**
  - a. If this Bid is accepted, we will:
  - b. Complete the Work in 22 calendar weeks from Notice to proceed.





**7. CHANGES TO THE WORK**

- a. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:
  - i. 15 percent overhead and profit on the net cost of our own Work;
  - ii. 15 Percent on the cost of work done by any Subcontractor.
- b. On work deleted from the Contract, our credit to Owner shall be Architect-approved net cost plus 13 of the overhead and profit percentage noted above.

**8. ADDENDA**

- a. The following Addenda have been received. The modification to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
  - i. Addendum # 1 Dated 12/13/18.
  - ii. Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

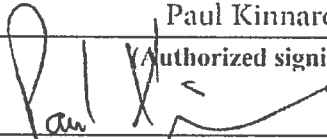
**9. BID FORM SUPPLEMENTS**

- a. The following Supplements are attached to this Bid Form and are considered an integral part of this Bid Form:
  - i. N/A

**10. RESIDENT CERTIFICATION NUMBER**

A. Resident Certification Number: 1634

**11. BID FORM SIGNATURES**

- a. The Corporate Seal of
- b. West Fork Construction, LLC  
(Print full name of firm)
- c. Paul Kinnard, Managing Partner  
(Authorized signing officer, printed)
- d.   
(Authorized signature of officer)

**12. IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OR EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.**

END OF BID FORM