

TERM OF COMMISSION: November Session of the November Adjourned Term

PLACE OF MEETING: Hearing Room One, Boone County Courthouse

PRESENT WERE: Presiding Commissioner Don Stamper
District I Commissioner Karen M. Miller
District II Commissioner Linda Vogt
Deputy County Clerk Michelle Malaby

The special meeting of the County Commission was called to order at 3:36 p.m.

SUBJECT: Award Bid No. 69-08NOV94, Renovation of Johnson Building at 601 E Walnut

Bill Reinhardt of Reinhardt Construction and Brian Connell of Connell Architecture were present.

Commissioner Stamper stated a special meeting was needed due to miscommunication with the architect regarding scheduling of the award. Prior to issuing the bid, contractors expressed concern with the schedule for completion, especially for the area to be occupied by the Public Defender. No punitive damages were included in the bid for not completing the work on time. The lowest base bid, submitted by Reinhardt Construction, is \$376,000.

In response to a question from Commissioner Stamper, Mr. Connell outlined Reinhardt Construction's bid on the alternates as follows:

Alternate 1 Elevator	\$31,000
Alternate 2 Pave Parking Lot	\$49,000
Alternate 3 Demolition Concrete Block Structure on Parking Lot	\$ 4,000
Alternate 4 New Roof Over Two Story Part of Structure	\$ 9,300
Alternate 5 Replace Sidewalk on Sixth Street Side of Building	\$ 8,800

In response to a question from Commissioner Miller, Mr. Connell replied three parking spaces will be gained by demolishing the concrete block structure. Birds nesting in the covered structure create a nuisance and he recommends it be demolished.

Commissioner Stamper stated in regard to alternate five, it is his understanding the City of Columbia made arrangements with the previous owner to replace the sidewalk. He would prefer not to award alternate five.

Mr. Reinhardt stated that is fine. If necessary, the alternate can be added any time up to a month prior to completion of the project--about March 1, 1995.

Commissioner Stamper reviewed the project budget.

Mr. Connell stated the bid stipulated a construction schedule requiring substantial completion of the Public Defender's office space no later than January 20, 1995. Mr. Hernandez of the Public Defender's office said the lease on the current office expires January 31, 1995. Substantial completion of the entire project is stated as March 31, 1995.

Mr. Reinhardt stated he does not believe January 20, 1995 is a realistic date for substantial completion of the office area. He has placed the order for door frames--one item which takes time to obtain. A lot of work is occurring in this geographic area and you have to wait to receive supplies. The average building takes two months to complete after the sheetrock is hung. With this project frames, studs and sheetrock must be constructed first. He believes it will be March 1st before the space is usable. In regard to the parking lot, in some years paving can begin the first of March, in other years it is the middle of April. In regard to the elevator, the supplier, Dover Elevator Company, cannot complete the work before the end of April.

In response to a question from Commissioner Vogt, Mr. Reinhardt replied he received two bids from elevator suppliers. The bid submitted by Schindler Elevator, which is about \$5,000 higher, indicated they could complete their work by about March 25th.

Commissioner Stamper stated the Commission office will contact the lessor of the Public Defender's Office to request extension of the lease.

Mr. Reinhardt stated there is an additional alternate, M1, a humidifier system for the warehouse.

Commissioner Stamper moved that the County Commission of the County of Boone award bid 69-08NOV94, Renovation of Johnson Building at 601 E. Walnut, to Reinhardt Construction Co. of Centralia, Missouri, as follows:

Base Bid Contract	\$376,000
Alternate 1 Elevator	\$ 31,000
Alternate 2 Pave Parking Lot	\$ 49,000
Alternate 3 Demolition Concrete Block Structure on Parking Lot	\$ 4,000
Alternate 4 New Roof Over Two Story Part of Structure	\$ 9,300
Alternate M1 Humidifier System for Warehouse	\$ 6,000

The County reserves the right to accept alternate number five, Replace Sidewalk on Sixth Street Side of Building, at a cost of \$8,800 on, or before, March 1, 1995.

Construction Contingency (or 5%)	\$ 23,905
Owner's Cost: Survey/Testing/Geotechnical	\$ 5,000
A/E Reimbursement	\$ 8,050
Signage	\$ 5,000
Builder's Risk Insurance	\$ 2,500
Advertising	\$ 50
Contingency (5%)	\$ 1,280
Total Project Cost	\$558,885

Notice shall be issued to the contractor to proceed immediately.

Commissioner Vogt seconded the motion. Motion passed unanimously. Order 477-95.

The meeting adjourned at 3:56 p.m.

Attest:

Don Stamper
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Linda Vogt
District II Commissioner