

OHIO TURNPIKE COMMISSION

**Resolution Awarding and Rejecting Contracts
for Construction of Commodore Perry Travel Center
under Contract No. 53-98-04**

WHEREAS, the Commission has duly advertised according to law for bids upon contracts for the construction of a *new* Ohio Turnpike Travel Center and service facilities at the premises commonly known as **Commodore Perry Service Plaza**, located at Milepost 100.0 in Sandusky County, said contracts included bid packages that essentially would demolish the existing service plaza (one-story structure with basements) fuel canopies, fuel islands and other site amenities and replace them and all the other service facilities, structures, parking areas and ramps with new construction, which project has been identified as **Project No. 53-98-04**;

WHEREAS, pursuant to Resolution No. 58-1997, the Commission authorized its executive director and general counsel to take any and all action necessary to advertise for bids for the renovation or replacement, construction of any or all of the Commission's service plaza facilities, which resolution provided that no more than two (2) pairs will be under construction during a one-year period, and that the service plaza facility will be closed while it is under reconstruction;

WHEREAS, the Commission's form of proposal for the renovation or replacement, construction of the Commodore Perry Travel Center was divided into twenty-seven separate base bid packages identified as items 2A, 3A, 4A, 5A, 7A, 8A, 9A-E, 10A, 13A-C, 14A, 15A-F, 16A and 16B and also gave prospective bidders the option to submit alternative bid combinations and bids were requested for all bid packages except 2A, 2B and 2C;

WHEREAS, no bids were requested at this time for bid packages 2A (sitework), 2B (fence, gates and site screens) and 2C (landscaping) as the Commission's staff and construction manager, R. P. Carbone Construction Co., and architect, GSI Architects, Inc. are currently preparing and reviewing all plans and documents necessary to take action to bid these items;

WHEREAS, bids for the 24 bid packages for the performance of said contracts were received on April 29, 1998;

WHEREAS, approximately 42 bids for the performance of said 24 base-bid packages were received with some bidders bidding on one or more packages;

WHEREAS, said bids have been reviewed and analyzed by the Commission's construction manager and members of the Commission's staff, and they have submitted a recommendation concerning such analyses and their recommendation is before the Commission, and the Commission's executive director has made his recommendation to the Commission predicated upon such analyses;

WHEREAS, the Commission's minority business enterprise coordinator has reviewed the documents submitted by the bidders and has determined that there is satisfactory evidence to anticipate compliance with the Commission's Minority Business Enterprise Program;

WHEREAS, all bids for said contracts were solicited on the basis of the terms and conditions and specifications stated in the bid invitation and bid

documents in connection with Contract No. 53-98-04, and the following bidders have been determined by the Commission to be the lowest responsive and responsible bid received:

<u>Bid Package</u>	<u>Description</u>	<u>Bidder's Name</u>	<u>Amount</u>
3A	Concrete & Reinforcing	Mosser Construction, Inc.	725,000
4A	Masonry & Cast Stone/Precast	Mosser Construction, Inc.	460,000
5A	Structural Steel	Mosser Construction, Inc.	950,000
7A	Roofing	Franklin Roofing	385,000
8A	Glazing, Curtain, Wall, Storefront & Mirrors	Architectural Products	150,998
8B	Sectional and Coiling Doors	Advance Door	25,715
9A	Interiors	GQ Contracting	931,800
9B	Carpet, Resilient Base & Accessories	Acme Arsenia	11,000
9C	Painting and Wallcovering	Frank Novak & Sons	58,800
10A	Toilet Partitions	Folding Equipment Co.	44,000
13A	Furnish Pre-fab Fueling Booths	Mosser Construction, Inc.	35,000
13B	Furnish Fuel Tanks	Quality Petroleum Products	67,428
13C	Install Fuel Tanks, Provide Piping & RMVLS	Toltest	291,273
15B	HVAC	Ogrinc Mechanical	439,880
15C	Furnish Air Handlers	Ogrinc Mechanical	75,800
15D	Furnish Boilers	P. M. Equipment Co.	21,817
15E	Controls and Building Automation System	Slawson	42,490
15F	Fire Protection	S. A. Communale	89,553
16A	Building & Site Electrical	Regent Electric	
			<u>870,000</u>
TOTAL			\$5,675,554.00

WHEREAS, the Commission has been advised by its general counsel that said bids and bid packages conform to the requirements of Section 5537.07, Section 9.312 and Section 153.54, all of the Revised Code of Ohio, and that a performance bond with good and sufficient surety has been submitted by all the bidders listed above for awards of contracts;

WHEREAS, under the terms and conditions of the bidding documents for Contract 53-98-04, the Commission has reserved the right to reject any and all bids; and

WHEREAS, said bids have been reviewed and analyzed by the Commission's construction manager and members of the Commission's staff (hereinafter referred to as the "review group") and said review group has recommended that all base bid packages and alternates, if any, and combination bids submitted for Contract No. 53-98-04 be rejected and further directed the Commission to re-advertise forthwith;

WHEREAS, the Commission's staff and its Executive Director recommend that all bids for the following bid packages and alternates, if any, be rejected and directs the Commission to re-advertise forthwith:

Bid Package	Description
9D	Porcelain & Ceramic Tile
9E	Terrazzo
14A	Elevators
15A	Plumbing <i>(Note: no bids were received)</i>
16B	Furnish Generator

WHEREAS, the Commission's executive director and general counsel concur in said review group's recommendation;

NOW, THEREFORE, BE IT

RESOLVED that the bids of the following bidders:

Bid Package	Description	Bidder's Name	Amount
3A	Concrete & Reinforcing	Mosser Construction, Inc.	725,000
4A	Masonry & Cast Stone/Precast	Mosser Construction, Inc.	460,000
5A	Structural Steel	Mosser Construction, Inc.	950,000
7A	Roofing	Franklin Roofing	385,000
8A	Glazing, Curtain, Wall, Storefront & Mirrors	Architectural Products	150,998
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13C	Install Fuel Tanks, Provide Piping & RMVLS	Toltest	291,273
15B	HVAC	Ogrinc Mechanical	439,880
15C	Furnish Air Handlers	Ogrinc Mechanical	75,800
15D	Furnish Boilers	P. M. Equipment Co.	21,817
15E	Controls and Building Automation System	Slawson	42,490
15F	Fire Protection	S. A. Communale	89,553
16A	Building & Site Electrical	Regent Electric	
<u>870,000</u>			
TOTAL			\$5,675,554.00

in the total amount of all bid packages awarded is \$5,675,554.00 in connection with the performance of Contact No. 53-98-04, is and is by the Commission, determined to be the lowest responsive and responsible bid received for the performance of said bid packages and contracts, and is accepted, and that the chairperson and executive director, or either of them, hereby is authorized (1) to execute a contract with said successful bidder in the form heretofore prescribed by the Commission pursuant to the aforesaid bid; (2) to direct the return to the other bidders of their bid security, when appropriate, and (3) to take any and all action necessary or proper to carry out the terms of said bid and of said contract, and

FURTHER RESOLVED the Commission concurs in the above-mentioned rejection recommendation of the following:

<u>Bid Package</u>	<u>Description</u>
9D	Porcelain & Ceramic Tile
9E	Terrazzo
14A	Elevators
15A	Plumbing <i>(Note: no bids were received)</i>
16B	Furnish Generator

and that the bid packages with alternates, if any, and combination bids submitted in response to Contract 53-98-04 are hereby rejected;

RESOLVED that the executive director and general counsel hereby are authorized and directed to take any and all action necessary to re-advertise for the bid packages rejected, including bid package 15A (plumbing) in connection with the replacement and new construction of the **Commodore Perry Travel Center** under **Contract No. 53-98-04**, forthwith.

FURTHER RESOLVED that Project No. 53-98-04 is designated a System Project under the Commission's 1994 Master Trust Agreement.

(Resolution No. 21-1998 adopted May 11, 1998)