

KAY COUNTY PUBLIC BUILDINGS AUTHORITY

Post Office Box 450
Newkirk, Oklahoma 74647

Monday, June 15, 2020

Special Meeting

9:00 a.m.

Newkirk, Oklahoma

The Trustees of the Kay County Public Buildings Authority (PBA) met in special session at 9:00 a.m. on Monday, June 15, 2020, in the Kay Courthouse, First Floor Commissioners Court in Newkirk, Oklahoma. Notice of the meeting was posted for public information on June 11, 2020, at the Courthouse front door, Commissioners Court, basement handicapped entrance of the Kay County Courthouse in Newkirk, Oklahoma, and the Kay County Website.

Chairman John Wilson called the meeting to order. Those present were as follows: Jason Shanks, Member; Brian Hermanson, District Attorney (DA); Susan Keen, Kay County Assessor; Steve Kelley, Kay County Sheriff; Brenda Medlock, OSU Extension; Dennis Bonewell, Kay County Emergency Management Director; David Cummings, PBA Attorney, Baumert Cummings & Hiatt; Randy Kyler, KSB; Donna Parker, Oklahoma Court Services; Les McGee, MASA Transport Solutions; Claude Williams, Taxpayers for Transparency; Tammy Reese, Secretary/Kay County Clerk. Jack Godberson, Member-absent.

Motion was made by Shanks and seconded by Wilson approving special meeting minutes of May 26, 2020. Motion carried: Wilson, aye; Shanks, aye.

Presentation from KSB Enterprises, LLC representative(s) and discussion regarding the process and results of the bid opening on June 9, 2020, for the courthouse annex and OSU Extension project. Discuss options, rejection of bids and possible rebidding of certain categories: Randy Kyler, Construction Manager, told bids were opened on June 9, 2020. He said once the bids were opened, bids were reviewed to make sure bids were in budget, in compliance, and then bids were tabulated. Kyler reviewed the bid packages recommended for approval, bids recommended to reject, bids recommended to reject and re-bid, bids recommended to re-bid (no bids received), told areas no bids were received and said he would gather quotes, and packages to hold further vetting, such as painting, asphalt, etc. Mr. Kyler presented the following recommendations report:

Construction Manager Recommendations Report

Project: Kay County Courthouse Annex & OSU Extension Center

Bid Date: 06/09/2020

Bid Packages Recommended for Approval

Bid Package #	Package Description	Recommended Bidder	Bid Amount
3A	Building & Site Concrete	Southstone Construction	\$488,600.00
5A	Structural & Misc. Steel Material	HK&S Iron Company	\$153,200.00
5B	Structural & Misc. Steel Erection	Warrior Steel	\$128,400.00
6A	Rough Carpentry/Door Install./Div. 10 Install.	Rick Scott Construction	\$83,750.00
6B	Finish Carpentry & Millwork	Bearwood Concepts	\$183,836.00
7B	Roofing	Bloyer & Sons	\$177,770.00
8A	Hollow Metal Doors	Builder's Supply	\$46,000.00

8D	& Door Frames Alum. Entrances/Storefront s/Windows/Glazing	Coulter & Company	\$254,900.00
10A	Toilet Partitions/Toilet Accessories/Extingui shers	Central Specialty Supply	\$15,156.70
12A	Window Coverings	Contract Drapery & Blind	\$15,860.00
13B	Pre-Engineered Metal Building Erection	Kyler Construction Group	\$47,940.00
14A	Electric Package Lift	Rick Scott Construction	\$12,270.00
21A	Fire Extinguishing Systems	Frazier Fire	\$68,369.00
22A	Plumbing	StolhandWells	\$204,000.00
23A	HVAC	StolhandWells	\$383,000.00
31A	Earthwork	Sober Brothers	\$221,285.00
\$2,484,336.70		Total Bids Recommended for Approval	

Bids Recommended to Reject

1A	Surveying	Pioneer Surveying	\$0.00
5C	Structural Steel Complete	All	\$0.00
7B	Roofing	Universal Roofing*	\$0.00
\$0.00		Total Bids Recommended to reject	

Bids Recommended to Reject and Re-Bid

4A	Masonry	Wheatland Masonry	\$831,500.00
7C	Waterproofing/Air Barr./Repellents/Sea lants	NDN Waterproofing	\$49,900.00
8C	Sectional Doors	Overhead Door Co. of Wichita	\$8,900.00
8E	Finish Hardware	Builder's Supply	\$123,550.00
9B	Carpet/Resilient Flooring/Ceramic Tile	Bryan's Flooring	\$330,000.00
33A	Site Utilities	Young Contracting	\$185,000.00
\$1,528,850.00		Total Bids Recommended for Reject & Re-Bid	

Bids Recommended to Re-Bid (No bids received)

13A	Pre-Engineered Metal Building- Material	ESTIMATE	\$62,000.00
\$62,000.00		Total Bids Recommended for Re-Bid	

No bids received-CM to Gather Quotes

1A	Surveying	ESTIMATE	\$9,250.00
7A	PEMB Insulation	ESTIMATE	\$4,746.00
8B	Wood Doors- Material	ESTIMATE	\$28,943.00
10B	Signage	ESTIMATE	\$32,900.00
32D	Landscaping	ESTIMATE	\$25,000.00

	Complete		
\$100,839.00		TOTAL Quotes	
Packages to hold for further vetting			
9A	Metal Framing/Drywall/Insulation/Ceilings	ESTIMATE	\$555,500.00
9C	Painting	ESTIMATE	\$108,843.00
26A	Electrical/Fire Alarm/Low Voltage	Younger-Holmes Electrical Contractors	\$732,000.00
32A	Asphalt Paving	All	\$0.00
\$1,396,343.00		Total Bid Packages to Re-Bid	

Motion was made by Shanks and seconded by Wilson approving the bid package recommendations by the Construction Manager of certain categories/trades for the courthouse annex and OSU Extension project to be used in the guaranteed maximum price contract as follows:

Bid Package #	Package Description	Recommended Bidder	Bid Amount
3A	Building & Site Concrete	Southstone Construction	\$488,600.00
5A	Structural & Misc. Steel Material	HK&S Iron Company	\$153,200.00
5B	Structural & Misc. Steel Erection	Warrior Steel	\$128,400.00
6A	Rough Carpentry/Door Install./Div. 10 Install.	Rick Scott Construction	\$83,750.00
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8D	Alum. Entrances/Storefronts/ Windows/Glazing	Coulter & Company	\$254,900.00
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14A	Electric Package Lift	Rick Scott Construction	\$12,270.00
21A	Fire Extinguishing Systems	Frazier Fire	\$68,369.00
22A	Plumbing	StolhandWells	\$204,000.00
23A	HVAC	StolhandWells	\$383,000.00
31A	Earthwork	Sober Brothers	\$221,285.00

Total approved amount of \$2,484,386.70. Motion carried: Wilson, aye; Shanks, aye.

There being no further business, motion was made by Shanks and seconded by Wilson to adjourn (9:25 a.m.). Motion carried: Wilson, aye; Shanks, aye.

Approved this 22nd day of June, 2020.

TRUSTEES
KAY COUNTY PUBLIC BUILDINGS AUTHORITY

JOHN A. WILSON, CHAIRMAN

JASON SHANKS, VICE-CHAIRMAN

JACK GODBERSON, MEMBER

ATTEST:

TAMMY REESE, SECRETARY-TREASURER/KAY COUNTY CLERK
KAY COUNTY PUBLIC BUILDINGS AUTHORITY
(SEAL)
