

**RESOLUTION 23 – 52, 2023**  
**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**ACCEPTING CONSTRUCTION BID AND AWARDING CONTRACT TO PERKINS/CARMACK CONSTRUCTION LLC FOR MADISON PLACE FIRE HOUSE REDEVELOPMENT AS COLUMBIA TOWNSHIP MULTI-PURPOSE COMMUNITY/SENIOR/EVENT CENTER AND SMALL OFFICE; AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A CONTRACT WITH PERKINS/CARMACK; AND DISPENSING WITH THE SECOND READING**

**WHEREAS**, the bid of Perkins/Carmack Construction LLC, 6005 Meijer Drive, Milford, 45104, is the lowest responsive and responsible bidder for construction of the Madison Place Firehouse redevelopment. The redevelopment will convert the vacant and deteriorating 1950 firehouse at 6904 Murray Ave. into a multi-purpose community, senior, and event center, town hall, and small office space to include township administrative offices, hereinafter known as the "Project"; and,

**WHEREAS**, the Township conducted public bidding for the Project's construction and received six bids. Perkins/Carmack Construction LLC ("Contractor") submitted the lowest responsive and responsible bid of \$2,255,000 as detailed on the attached bid documents; and,

**WHEREAS**, the Township has previously secured grants totaling \$515,000 for the Project from federal, state, and county sources, and for the balance of costs, the Administrator is proposing a funding plan to the Board, by separate resolutions, that includes Plainville TIF Funds and General (JEDZ) Funds; and,

**WHEREAS**, the Board of Trustees, upon majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Trustees of Columbia Township, Hamilton County, Ohio, for the benefit and welfare of Columbia Township and its citizens:

Section 1 As provided in the bid documents, the Township's bid acceptance is contingent on the Board authorizing, by separate resolution, the Administrator to secure Project financing by public or private note or bond of at least \$1.0 million.

Section 2 The bid from Perkins/Carmack Construction LLC is contingent upon both parties entering into a contract in the amount of \$2,255,000.


Section 3 Upon successful completion of the events set forth in Sections 1 and 2 above, the Administrator is authorized to enter into a contract with Perkins/Carmack in the amount of \$ 2,255,000.

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**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MR. LAMAR

**VOTE**

TRUSTEE	Voting	Signature	Date
David Kubicki, President	<u>yes</u>	<u></u>	12/12/2023
Brian Lamar, Vice President	<u>yes</u>	<u></u>	12/12/2023
Susan Hughes, Trustee	<u>      </u>	<u>      </u>	12/12/2023

ATTEST:  12/12/2023  
Caroline Heekin, Fiscal Office

Refer to attached bid.

DOCUMENT 00 41 00

BID FORM

DATE 11-15, 2023

PROJECT Columbia Township – Madison Place Fire Station Renovations  
6904 Murry Avenue – Cincinnati, Ohio 45227

PROPOSAL OF PERKINS/CARMACK CONSTRUCTION LLC  
hereinafter called "Bidder", a (corporation) (partnership) (sole proprietorship) (Bidder strike out inapplicable terms)

TO Columbia Township, (hereinafter called "Owner")

The undersigned, in compliance with your Advertisement for Bids, submits the following Bid.

1.1 REPRESENTATIONS

- A. Bidder will accept the provisions of the Bidding Documents.
- B. Bidder will enter into and execute a contract with the Owner within 10 days after notification of the acceptance of this Bid.
- C. Bidder will accomplish the Work in accordance with the Bidding Documents prepared by McGill Smith Punshon, Inc.
- D. See specification 00 43 00 Bid Form Supplements for additional information to include with Bid Form.

1.2 TIME OF COMPLETION

- A. Contractor will attain Certificate of Occupancy on or before November 1, 2024.

1.3 BID AMOUNTS

- A. Base Bid Amount: Bidder proposes to construct this project for the stipulated sum of:

Two Million Three Hundred Thirty Thousand Dollars ( 2,330,000 )

The above base bid amount includes the following allowances:

Owner Contingency: Seventy Five Thousand Dollars ( 75,000 )

- B. Alternate Bid Amounts: Bidder Proposes to construct the Alternates for a stipulated sum of:

Alternate No 1. Deduct Dollars ( 44,000 )

Alternate No 2. Deduct Dollars ( 62,000 )

1.4 ADDENDA

A. Bidder acknowledges receipt of the following Addenda:

No. 1 Dated OCT 26, 20 23

No. 2 Dated NOV 2, 20 23

No. 3 Dated NOV 6, 20 23

4 11-10-23

Respectfully Submitted,

Perkins/CARMACK CONSTRUCTION LLC  
Firm Name

Terry Perkins  
By

6005 Meijer Dr  
Street Address

[Signature]  
Signature

MILFORD, Ohio 45156  
City, State and Zip Code

Managing Partner  
Title

513-248-4800  
Telephone

Corporations: Affix Corporate Seal

OHIO  
State in which incorporated

END OF DOCUMENT

DOCUMENT 00 43 00

BID FORM SUPPLEMENTS

DATE: 11-9, 2023

PROJECT: Columbia Twp – Madison Place Fire Station Renovation  
6904 Murray Avenue – Cincinnati, Ohio 45227

SUPPLEMENT TO  
PROPOSAL OF:

PERKINS/CARMACK CONSTRUCTION LLC

TO:

Columbia Township (hereinafter called "Owner")  
5686 Kenwood Road  
Cincinnati, Ohio 45227

The undersigned, in compliance with your Advertisement for Bids, submits the Supplements to the Bid Form listed below. The information provided shall be considered as an integral part of the Bid Form previously submitted.

These Appendices are as follows:

1. Proposed Subcontractors: Includes the names of Subcontractors and the portions of the Work they will perform.
2. Base Bid Amount Breakdown: Identifies the cost breakdown of the previously submitted Base Bid amount into the portions of the Work requested.

Respectfully submitted,

PERKINS/CARMACK CONSTRUCTION LLC  
Firm Name

Terry Perkins  
Name of Officer

[Signature]  
Signature of Officer

PROPOSED SUBCONTRACTORS

Bidder proposes to use the following Subcontractors for the portions of the Work indicated.

DESCRIPTION	SUBCONTRACTOR
Concrete Work – 03 30 00	Perkins/Carmack
Masonry – 04 20 00	Quality Masonry
Metal Fabrications – 05 50 00	P/C
Rough Carpentry – 06 10 00	Perkins/Carmack
Thermal & Moisture Protection – 07 20 00	SprayKraft
Roofing & Flashings – 07 61 00	Kakan
Doors, Frames & Hardware – 08 10 00 / 08 33 00 / 08 70 00	Kelly Bros
Ceilings – 09 21 00	P/C
Painting – 09 90 00	LEHN
Interior Specialties – 10 20 00	P/C
Plumbing – Division 22	Drickast
HVAC – Division 23	NKy Healy & Goh
Electrical – Division 26	United
Site & Infrastructure – Division 31	P/C
Exterior Improvements – Division 32	P/C

Other

Other

Other

Other

Other

BASE BID BREAKDOWN

The following is a breakdown of the Base Bid Amount into amounts attributable to the portions of the Work indicated. Contractor's overhead and profit shall be included in the value for each item of work.

ITEM OF WORK	VALUE
Demolition	\$ 80,000
Concrete Foundations	\$ 39,000
Masonry (CMU, Brick & Accessories)	\$ 150,000
Structural Steel	\$ 3,000
Misc. Metals, Stairs, Guards & Railings	\$ 24,000
Wood Framing, wood blocking Plastics & Composites	\$ 195,000
Thermal & Moisture Protection (Insulation, sealants, roofing etc)	\$ 109,000
Doors, windows & Door Hardware	\$ 120,000
Finishes (GWB, paint, tile, ceilings, etc)	\$ 180,000
Specialties	\$ 40,000
Elevator	\$ 115,000
Site Improvements (Concrete, piers, railings, pavers)	\$ 202,000
Site Utilities	\$ 40,000
Plumbing (Fixtures, piping & accessories, etc)	\$ 170,000
HVAC (Equipment, ductwork, HVAC accessories)	\$ 250,000
Electrical (Electric Gear, lighting, wiring & accessories)	\$ 325,000
Other (Define) <u>overhead Door</u>	\$ 30,000
Other (Define) <u>Granite Tops</u>	\$ 34,000
Other (Define) <u>General Conditions Supervision</u>	\$ 95,000
Owner Allowance (See 01 21 00)	\$ 75,000 ✓
<b>TOTAL (BASE BID AMOUNT)</b>	<b>\$ 2,380,000</b>