

## **April 25, 2013 Board Meeting – Student Housing Bids**

**Detail:** Barton's current student dorm capacity is 292. Of the 292, 126 beds are located in Bluestem and Meadowlark Halls. These are the original dorms and were constructed in 1977-78.

There are challenges with these dorms including:

- Facility layout (students share restroom facilities with 6-8 students).
- Higher maintenance and operational costs.
- Security issues with these dorms.
- Need to replace aging mobile home for Assistant Housing Coordinator Housing.
- Condition and Layout make these the least desirable dorms to our students.

In addition, we typically end up renting motel rooms at the start of each semester for the overflow of students. We also let approximately 10 students out of their housing contract this past fall due to our lack of capacity. With the addition of a new dorm, the plan would be to keep Meadowlark hall for overflow which typically occurs at the start of each semester.

Requests for competitive bids were solicited (direct mail, newspaper, in addition to the plan room). The request for bids was based on option #3 (172 bed option approved by the Board in November 2012) which will increase our occupancy to 338 (plus mini apartment beds – 4).

The results of the bid requests are as follows:

Barton Community College Phase V							
Bidders 04-17-13	Crossland	Wiens	C.V. Cale	CSBI	Baur & Son	Ron Fowles	Mason & Hager
Start Date	5/6/13	6/1/13	Upon notification	5/13/13	5/20/13	7/1/13	6/3/13
Construction days	270	410	457	460	360	365	365
<b>Initial bid</b>	\$4,156,000	\$4,202,000	\$4,338,764	\$4,374,000	\$4,387,000	\$4,467,240	\$4,488,465
<b>Deduct:</b>							
<b>Total Deducts</b>	<b>-\$52,000</b>	<b>-\$23,000</b>	<b>-\$102,577</b>				
<b>New Total</b>	\$4,104,000	\$4,179,000	\$4,236,187	\$4,374,000	\$4,387,000	\$4,467,240	\$4,488,465
Difference from low bid		\$75,000	\$132,187	\$270,000	\$283,000	\$363,240	\$384,465
Percentage from low bid		1.8%	3.2%	6.6%	6.9%	8.9%	9.4%

The deductions from the initial bid are due to conversations we had with each contractor. Items such as subcontractor selection, time required for the job, material suppliers were all questioned. References have been checked on the three low general contractors.

**Recommendation:** It is recommended that the Board of Trustees approve the low bid for the construction of the dorm from Crossland Construction.