

MEMORANDUM

To: Gregg Mandsager, City Administrator

FROM: Pam Collins, Library Director

DATE: October 27, 2017

RE: Recommendation to award Musser Public Library & HNI Community Center Renovation to Sheets Construction

INTRODUCTION:

Musser Public Library has received bids for the Musser Public Library and HNI Community Center Renovation.

BACKGROUND: Nine bids were received. The apparent low bidder is Sheets General Construction from Maquoketa, Iowa \$651,900

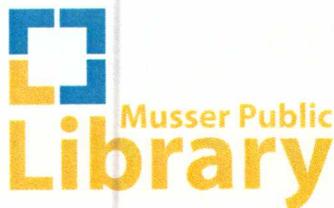
The bid has been reviewed by Glenn Stelzner and Randy Hill, consultants for the library, as well as the project's architect. No unbalanced bid prices are apparent. No exclusions are listed for the apparent low bidder.

RECOMMENDATION/RATIONALE:

The project architect and the consultants' recommend awarding the Musser Public Library & HNI Community Center Renovation to Sheets General Construction.

ADDITIONAL INFORMATION:

1. Bid Tabulation
2. Letter from Crain Novak, project architect, recommending Sheets Construction



HNI COMMUNITY CENTER AND
 MUSSER PUBLIC LIBRARY RENOVATION
 MUSCATINE, IOWA
 PROJECT NO. 16201001

BID TABULATION
 OCTOBER 19, 2017

OPN ARCHITECTS, INC.
 200 FIFTH AVE SE
 SUITE 201 CEDAR RAPIDS, IOWA

| <i>General Contractors</i> | Wolfe Contracting | Millard & Company | Swanson Construction | Precision Builders | Estes Construction |
|------------------------------|--------------------------|------------------------------|-----------------------------|---------------------------|---------------------------|
| | | | | | |
| | | | | | |
| Bid Security (5%) | 5% Bond | 5% Bond | 5% Bond | 5% Bond | 5% Bond |
| | | | | | |
| Addendum No. 1 | X | X | X | X | X |
| Addendum No. 2 | X | X | X | X | X |
| Addendum No. 3 | X | X | X | X | X |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Base Bid | 630,000 | 792,250 | 658,000 | 744,000 | 715,000 |
| | | | | | |
| | | | | | |
| Alternate No. 1 - Casework | 47,300 | 76,265 | 48,500 | 18,900 | 54,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total With Alternates | \$ 677,300 | \$ 868,515 | \$ 706,500 | \$ 762,900 | \$ 769,000 |

HNI COMMUNITY CENTER AND
 MUSSER PUBLIC LIBRARY RENOVATION
 MUSCATINE, IOWA
 PROJECT NO. 16201001

BID TABULATION
 OCTOBER 19, 2017

OPN ARCHITECTS, INC.
 200 FIFTH AVE SE
 SUITE 201 CEDAR RAPIDS, IOWA

| <i>General Contractors</i> | Sheets General Const. | SWA | Todd Hackett Const. | Frye Builders | |
|------------------------------|-----------------------|-------------------|---------------------|-------------------|-------------|
| | | | | | |
| | | | | | |
| Bid Security (5%) | 5% Bond | 5% Bond | 5% Bond | 5% Bond | |
| Addendum No. 1 | X | X | X | X | |
| Addendum No. 2 | X | X | X | X | |
| Addendum No. 3 | X | X | X | X | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Base Bid | 609,000 | 900,000 | 796,000 | 712,788 | |
| | | | | | |
| Alternate No. 1 - Casework | 42,900 | 41,000 | 64,600 | 64,350 | |
| | | | | | |
| | | | | | |
| Total With Alternates | \$ 651,900 | \$ 941,000 | \$ 860,600 | \$ 777,138 | \$ - |

October 25, 2017

Mr. Randy Hill
City of Muscatine/Musser Public Library
304 Iowa Avenue
Muscatine, Iowa 52761

RE: HNI Community Center & Musser Public Library Renovation
Bid Recommendation (OPN Project # 16201001)

Randy –

We are pleased to report the results of bidding for the construction of the HNI Community Center and Musser Public Library Renovation in Muscatine. Nine bids were received on Thursday, October 19, 2017 (Bid Forms and Bid Security included with this mailing along with the Bid Tabulation Sheet). Six of the nine bids were below the estimated budget amount for the project. The low bidder was Sheets General Construction of Maquoketa, Iowa, results outlined below:

General Contract:

Sheets Construction

| | |
|---|------------|
| Base Bid..... | \$ 609,000 |
| Alternate 1, Csework: ADD from Base | \$ 42,900 |
| Total: | \$ 651,900 |

We reviewed the bid with Sheets Construction and they indicated they were comfortable with their submitted bid. Subject to review of their submittal of the AIA Document - A305 Contractor's Qualification Statement demonstrating past experience with projects of this nature, we would recommend that the City of Muscatine/Musser Public Library accept the Sheets General Construction bid, and proceed with construction.

Because of the bidder's confidence with submitted bids, and subject to confirmation that they have experience with projects of this type, we would recommend acceptance and proceeding with construction.

Thank you for the opportunity to serve the City of Muscatine, Iowa.

OPN ARCHITECTS, INC.



Craig W. Novak, AIA LEED-AP

Project Architect

OPN Architects, Inc.

200 Fifth Avenue SE, Suite 201

Cedar Rapids, Iowa 52401

Cc: Glenn Stelzner
Bradd Brown, OPN



Daniel J. Thies, AIA

Steven K. Knierim, AIA

Bradd A. Brown, AIA

Terry L. Gebard, AIA

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RESOLUTION NO. _____

AWARD CONTRACT FOR

MUSSER PUBLIC LIBRARY AND HNI COMMUNITY CENTER

It is resolved that the following bid is determined to be the lowest responsible bid for the Musser Public Library & HNI Community Center project.

| <u>NAME & ADDRESS CONTRACTOR</u> | <u>AMOUNT OF BID</u> |
|--|----------------------|
| Sheets Construction 18284 IA-64, Maquoketa, IA 52060 | \$651,900 |

It is further resolved that the Musser Public Library & HNI Community Center is awarded to the above named contractor for \$651,900, and the Mayor and City Clerk are authorized and directed to enter into a written contract with said contractor covering the furnishing of material for, and construction of the Musser Public Library & HNI Community Center, such contract not to be binding until approved by resolution of this Council.

It is further resolved that the amount of the contractor's bond is fixed at \$651,900, which is one hundred percent of the contract price.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, ____.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator