

Memorandum Public Works Department



To: City Manager
Subject: Police Station Bids – Bid Package 2
Date: September 10, 2014
Number: 2014-193

Bids were opened on August 28, 2014 for Bid Package 2 which contained all the remaining construction work for the new Police Station. 16 bid packages were opened*. A summary of the bids is included as Attachment 1. Based on Bid Package 2 the estimated total cost is \$22,988,072:

Construction Costs:	\$19,106,865
Soft Costs (furniture, equipment, architectural fees, testing, permits, etc.):	\$ 3,029,207
Other Costs (land acquisition, demolition, environmental abatement):	<u>\$ 852,000</u>
Total Cost:	\$22,988,072

(*Note: There were no bidders for two small bid packages Hard Tile and Flooring. Those packages will be re-bid at a later date and are expected to be within the estimates.)

A number of alternate bids were considered along with the base bids. Those alternates and the recommendations are included as Attachment 2. None of the recommended alternates affect the durability or operational capability of the facility. The recommended alternates represent a reduction of \$525,434 (included as Attachment 3) which will also reduce the construction management fees:

Construction Costs:	\$19,106,865
Soft Costs:	\$ 3,029,207
Other Costs:	\$ 852,000
Recommended Alternates:	\$ (524,434)
Construction Management Reduction:	<u>\$ (20,269)</u>
Total Cost with Alternates:	\$22,443,369
Contingency:	<u>\$ 762,470</u>
Total Cost without Contingency:	\$21,680,899

In addition to the savings recognized by the bid alternates approximately \$200,000 in potential post-bid value engineering savings has already been identified. Additionally there are approximately \$125,000 in potential savings in the remaining soft costs through reductions in furniture and equipment. As with the recommended alternates in the bid packages, these reductions will not compromise durability or operational efficiencies. Throughout the construction process the construction management team and the City will continue to look for value engineering opportunities. Through these reductions the final cost is expected to be between \$21,300,000 and \$22,000,000.

The bids of all low bidders have been verified. Gilbane/Valley is conducting post bid interviews and is ready to recommend the following bids. These bids include packages that are on the

critical path required to adhere to the project completion schedule. The remaining bids will be recommended at a future Council Meeting.

		Bid 8/28/14	Accepted Alternates	Recommended Award Amount	Accepted Alternates
Masonry	Seedorff Masonry	\$ 2,193,935.00	\$ (190,485.00)	\$ 2,003,450.00	2.04, 2.06, 2.07, 2.14
General Trades	Bush Construction	\$ 2,975,000.00	\$ 6,700.00	\$ 2,981,700.00	2.03, 2.06, 2.14
Painting Work	W. F. Scott Decorating	\$ 199,028.00	\$ 22,280.00	\$ 221,308.00	2.04, 2.07
Fire Protection	Tri-State Automatic Sprinkler	\$ 212,595.00		\$ 212,595.00	
Plumbing	Northwest Mechanical, Inc.	\$ 1,438,392.00		\$ 1,438,392.00	
HVAC	Crawford Company	\$ 1,275,000.00		\$ 1,275,000.00	
Electrical	Tri-City Electric Company	\$ 2,403,796.00	\$ (50,550.00)	\$ 2,353,246.00	2.03, 2.12

Recommendation

The Public Works Department recommends that the City Council approve following bids: Seedorff Masonry for \$2,003,450, Bush Construction for \$2,981,700, W. F. Scott Decorating for \$221,308, Tri-State Automatic Sprinkler for \$212,595, Northwest Mechanical, Inc. for \$1,438,392, Crawford Company for \$1,275,000, and Tri-City Electric Company for \$2,353,246 and authorize Gilbane Building Company to execute the contract documents.

Vendor: Gilbane Building Company
 Payment Amount: \$10,485,691.00

Fund: 301 Capital Improvements
 Department: 411 Police Administration
 Cost Center: 041 Administration
 Object Code: 56201 Buildings – New Construction
 Project: 2724 Police Facility Construction

Requisition Number:

Submitted by: Randall D. Tweet, Public Works Director
 Michael J. Kane, P.E., City Engineer

Approved by: Thomas Thomas, City Manager

Attachment 1

Masonry	Seedorf Masonry	Otto Baum	B & B Masonry	4
BASE BID	\$2,193,935	\$2,716,132	\$2,996,650	
General Trades	Bush Construction	Estes Construction	3	4
BASE BID	\$2,975,000	\$3,100,000		
Roofing	Sterling Commercial Roofing	Economy Roofing	3	4
BASE BID	\$475,070	\$506,880		
Glass and Glazing	East Moline Glass	2	3	4
BASE BID	\$513,300			
Metal Panels	East Moline Sheet Metal	2	3	4
BASE BID	\$739,000			
Drywall and Acoustic	Allied Construction	Builders Sales & Services	Prime Construction	River Valley Construction
BASE BID	\$773,985	\$830,640	\$838,000	\$843,295
Painting	Scott Painting & Decorating	2	3	4
BASE BID	\$199,028			
Fire Protection	Tri-State Automatic Sprinkler	Pipco Companies	Nelson Fire Protection	Midwest Automatic Fire Sprinkler
BASE BID	\$212,595	\$241,000	\$246,364	\$280,000
Plumbing	Northwest Mechanical	Ragan Mechanical	3	4
BASE BID	\$1,438,392	\$1,574,500		
HVAC	Crawford Company	Loescher Heating & Air Conditioning	Johnson Contracting Company	Climate Engineers
BASE BID	\$1,275,000	\$1,274,000 *	\$1,484,000	\$1,660,000
* Bid package was not complete				
Test and Balance	International Test & Balance	2	3	4
BASE BID	\$38,590			
Electrical	Tri-City Electrical Company	2	3	4
BASE BID	\$2,403,796			
Site Hardscape	Treiber Construction	Centennial Contractors	Valley Construction	McCarthy Improvement Company
BASE BID	\$496,300	\$533,873	\$578,617	\$674,950
Landscaping	Meyer Landscape and Design	2	3	4
BASE BID	\$186,676			

Recommended Alternates

Alternate	Operational/Durability Impact	Cost
Reduce locker quantities	None	(\$22,550)
Different block at dumpster enclosure	None	(\$17,324)
Replace metal panels with brick at garage	None	(\$83,844)
Replace interior ground face block with painted.	More long term maintenance	(\$248,537)
Substitute core metal panels for aluminum	None	(\$90,505)
Direct instead of indirect lighting fixtures	None	(\$50,000)
Use salvaged brick for support building infills	None	\$4,200
Reduce Landscaping	None	(\$15,874)

Alternates Considered But Not Recommended

Alternate	Operational/Durability Impact	Cost
LED Lighting	Less maintenance but life cycle cost does not justify the benefit	\$106,000
Bituminous Roofing Layer	Extra protection but not required	\$75,000
Block in lieu of brick at sally port screen wall	Savings do not justify the degradation in appearance	(\$1,988)
Shell Milo Room	Milo room will house \$100,000 interactive training system used for defensive tactics. Will be used by other agencies	(\$17,500)
Delete all work in ETR space except for heat	No space for ERT equipment, weapons, and staging	(\$89,595)
Alternate CRAC Unit	Unit is a lesser quality unit than base bid	\$22,590

		Phase 1	Under Contract		
02A	Site Excavation & Demolition Work	\$	296,630		
02B	Site Utilities Work	\$	241,000		
02C	Soil Improvements	\$	426,920		
03A	Cast-In-Place Concrete	\$	1,041,000		
05A	Structural Steel	\$	1,004,400		
	01 Phase 1	\$	3,009,950		
		Bid 8/28/14	Recommended Alternates	Recommended Award Amount	
		Phase 2			
04A	Masonry	\$	2,193,935.00	\$ (190,485.00)	\$ 2,003,450.00
06A	General Trades	\$	2,975,000.00	\$ 6,700.00	\$ 2,981,700.00
07A	Roofing Work	\$	475,070.00		\$ 475,070.00
08A	Glass & Glazing Work	\$	513,300.00		\$ 513,300.00
08B	Metal Panels	\$	739,000.00	\$ (280,700.00)	\$ 458,300.00
09A	Drywall & Acoustical Work	\$	773,985.00	\$ (15,805.00)	\$ 758,180.00
09B	Hard Tile Work / Stone	\$	74,115.00		\$ 74,115.00
09C	Carpet-Resilient Flooring Work	\$	159,337.00		\$ 159,337.00
09D	Painting Work	\$	199,028.00	\$ 22,280.00	\$ 221,308.00
21A	Fire Protection	\$	212,595.00		\$ 212,595.00
22A	Plumbing	\$	1,438,392.00		\$ 1,438,392.00
23A	HVAC	\$	1,275,000.00		\$ 1,275,000.00
23B	Test and Balance	\$	38,590.00		\$ 38,590.00
26A	Electrical	\$	2,403,796.00	\$ (50,550.00)	\$ 2,353,246.00
31A	Site Hardscape	\$	496,300.00		\$ 496,300.00
32A	Landscaping	\$	186,676.00	\$ (15,874.00)	\$ 170,802.00
	Construction Manager	\$	1,549,741.00		\$ 1,529,472.00
	02 Phase 2	\$	15,703,860.00		\$ 15,159,157.00
	Total Construction Hard Costs	\$	18,713,810.00	\$ (524,434.00)	\$ 18,169,107.00
	Construction Contingency	\$	393,055.00		\$ 393,055.00
	Total	\$	19,106,865.00		\$ 18,562,162.00
	Soft Costs	\$	3,029,207.00		\$ 3,029,207.00
	Other Costs	\$	852,000.00		\$ 852,000.00
	Total Project	\$	22,988,072.00		\$ 22,443,369.00