City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council

FROM: Jack Wardell, Director of Parks and Recreation JW

DATE: September 8, 2016

SUBJECT: Report of Bid Opening – Cemetery Maintenance Building

F.Y. 16-17 Budget – $486,165.00 – General Obligation Funds
Engineer's Estimate of Cost: $534,890.30

- Report of Bid Opening
- Resolution – Award of Bid
- Recommendation Letter from JEO Consulting Group, Inc.

On August 18, 2016, four (4) sealed bids were received at the time of the bid opening. Following is the summary of bids recorded:

Contractor	5% Bid Bond	Bid Amount
Badding Construction – Carroll, Iowa	Yes	$514,900.00
Lejas Corporation – Tempe, Arizona	Yes	$353,978.00
TIJ Construction – Council Bluffs, Iowa	Yes	$585,469.00
Woodruff Construction – Ames, Iowa	Yes	$593,200.00

According to the attached letter from JEO Consulting Group, the low bid from Lejas Corporation is significantly lower than the other three bids. After conversations with Lejas Corporation it was determined by JEO Consulting Group that the Lejas Corporation bid is a non-responsive bid and that the Carroll City Council should consider rejecting the bid from Lejas Corporation and award the construction contract to the next lowest responsive bid, Badding Construction for the bid price of $514,900.00.

Current Budget

Construction Contract – If Awarded	$514,900.00
Contingency	$ 50,000.00
Engineering and Professional Services	$ 60,750.00
Building Furnishings	$ 9,350.00
Total Estimated Expenses	$635,000.00

Approved GO Bonding	$480,000.00
Additional Funding Needed	**$155,000.00**

RECOMMENDATION: For the Mayor and City Council consideration and award of the bid from Badding Construction in the amount of $514,900.00 for the construction of the Cemetery Maintenance Building.

RESOLUTION NO. _____

RESOLUTION MAKING AWARD OF THE CONSTRUCTION CONTRACT FOR THE CEMETERY MAINTENANCE BUILDING PROJECT – 2017

WHEREAS, Chapter 17 of the Code of Ordinances of the City of Carroll, Iowa provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, the following bid for the construction of public improvements described in general as the Cemetery Maintenance Building Project – 2017 and further described in the plans and specifications heretofore adopted by this Council is the lowest, responsive, responsible bid for said work as follows:

Contractor:	Badding Construction
Amount of Bid:	$514,900.00
Portion of Project:	All construction work

and,

NOW, THEREFORE, BE IT RESOLVED that the contract with Badding Construction for the construction of the Cemetery Maintenance Building Project – 2017, is authorized and accepted, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 12th day of September, 2016.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

ENGINEERING ■ ARCHITECTURE ■ SURVEYING ■ PLANNING

September 8, 2016

Jack Wardell, Director of Parks & Recreation
City of Carroll, IA
112 E 5th Street
Carroll, IA 51401

RE: Carroll Cemetery Maintenance Building - Bid Summary and Recommendation Letter

Dear Jack and City Council:

JEO has conducted a review of the bids that were received for the construction of the Cemetery Maintenance Building. Based on that review, we offer the following summary and recommendation.

JEO reviewed the four (4) bids that were received on August 18, 2016. The Bids are as follows:

Company	Base Bid
Lejas Corportion Tempe, AZ	$353,978.00
Badding Construction Carroll, IA	$514,900.00
TIJ Construction Council Bluffs, IA	$585,469.00
Woodruff Construction, LLC Ames, IA	$593,200.00

Based on the bids received, Lejas Corporation out of Tempe, AZ proposed the lowest bid price. All bidders indicated their bid price, provided 5% bid bonds, and indicated acknowledgement of the two addendums that were issued prior to the bid date.

Based on the four bids received and JEO's opinion of construction cost of $535,000.00, it is evident that the lowest bid submitted by Lejas Corporation was significantly lower than the other three bids as well as our opinion of construction cost. JEO has been in contact with Lejas Corporation to confirm their standing with their bid. Based on conversations with Lejas Corporation we have learned that Lejas Corporation did not bid any of the three preapproved Metal Building Systems specified. Due to learning this information we would classify Lejas Corporation's bid as non-responsive to the plans and specifications. Based on the non-responsive bid submitted by Lejas Corporation, we would recommend that the City of Carroll consider rejecting Lejas Corporation's bid and award the construction contract to the next low bidder, Badding Construction.

Once the City has awarded the project, JEO will then develop the Contract for Construction between the City and the selected Contractor. Once the contract is developed, JEO will send a copy of the contract to the City for review prior to sending it onto the Contractor for review and

signatures. During the construction phase, we suggest that you keep a minimum of 5% contingency fund available for any potential unforeseen conditions and/or change orders that may arise.

If you have any questions or concerns, based on the information and recommendation provided herein, please do not hesitate to give me a call.

Sincerely,

Corey E. Brodersen, AIA, NCARB
Project Architect