



Public Safety Building, 312 E. Fifth St.  
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**FIRE DEPARTMENT**

**MEMORANDUM**

TO: Mayor O'Brien and City Council

FROM: Gregg Mandsager, City Administrator  
Jerry Ewers, Fire Chief  
Nancy Lueck, Finance Director

DATE: March 7, 2011

SUBJECT: City Council Agenda Item – Award Low Bidder for Station #2 Project

**INTRODUCTION:**

The new South End Fire Station project bid opening occurred March 3, 2011. The City needs to formally award the project prior to entering into contract for the work.

**BACKGROUND:**

Bid results from the March 3, 2011 bid opening for the new South End Fire Station project are as follows:

<b>First Construction Group, Inc.</b>	<b>\$ 1,299,202.00 (Low Bidder)</b>
Hybrand Construction	\$ 1,385,000.00
Todd Hackett Construction	\$ 1,421,000.00
Seydel Construction	\$ 1,478,000.00
Hillebrand Construction Inc.	\$ 1,607,290.00
Invision's Estimate	\$ 1,225,000.00

The City of Muscatine and Invision Architectural are working on potential options for additional cost savings for the project, which include reducing pavement thickness or reducing joint baskets, changing planting material in retention area to a DOT rural mixture, eliminating rain garden area and replacing with seed grass, and reducing the number of bollards in front of the main overhead doors. Please see list attached. Additionally, we plan to work with the low bidder subsequent to award of the project and work to value engineer the project where possible and in ways that will not affect the City's I-Jobs grant award.

*"I remember Muscatine for its sunsets. I have never seen any  
on either side of the ocean that equaled them" — Mark Twain*

The I-Jobs contract states any additional costs are born solely by the City. The project bid is approximately \$ 74, 000.00 over Invision's estimate and the soft cost of attorney fee's, additional A&E, professional services, civil engineering, and soil lab analysis services were also over budget due to site location changes and changes in building design in order to fit the building on the new narrow site. It is now estimated that an additional \$ 191,000.00 (for a total of \$441,000 in local costs) is needed for the entire project, which provides for a contingency of 2.5% or just over \$32,000. In determining this amount, we utilized \$6,850 of the potential savings below. More discussion is required before utilizing more of these potential savings. Back in 2009, the City Council approved spending up to \$ 400,000.00 towards this project during the first grant submittal. The initial estimated local share (GO bonding requirement) for this project was \$250,250.00.

At this time, City Staff recommends utilizing the South End TIF fund balance or excess bond proceeds to cover the balance of the project cost. Otherwise, we are left with adding up to \$191,000 to the 2012 GO Bond. We can certainly contact local businesses that benefit from the construction of the new Fire Station to determine if outside funds would be available to help offset these additional costs.

If the project is not awarded at this time we would not have any outside funding for a new fire station, we would not have an ambulance housed in the south end area, and we would still only have a one-bay station in which only one of the city's fire engines can fit. If we were to reject the bids, return the I-Jobs grant funding, and downsize the station, the question becomes whether or not we would expend over \$440,000 to complete the project.

**RECOMMENDATION/RATIONALE:**

Recommend City Council award the project to First Construction Group, Inc. for \$ 1,299,202.00.

**BACKUP INFORMATION:**

1. Potential Savings
2. Total Project Cost Summary
3. Bid Tabulation Form
4. Resolution

**RESOLUTION NO. \_\_\_\_\_**

**AWARD CONTRACT FOR**

It is resolved that the following bid is determined to be the lowest responsible bid for the construction of a new South End Fire Station.

<u>NAME &amp; ADDRESS CONTRACTOR</u>	<u>AMOUNT OF BID</u>
First Construction Group, Inc.	\$ 1,299,202.00
3729 West Avenue	
Burlington, Iowa 52601	

It is further resolved that the construction of a new South End Fire Station is awarded to the above named contractor for \$ 1,299,202.00, 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 a new South End Fire Station, such contract not to be binding until approved by resolution of the Council.

It is further resolved that the amount of the contractor's bond is fixed at \$ 1,299,202.00, which is one hundred percent of the contract price.

PASSED, APPROVED, AND ADOPTED THIS 10<sup>th</sup> DAY OF MARCH, 2011.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

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Richard W. O'Brien, Mayor

ATTEST:

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Gregg Mandsager, City Clerk

## Bid Tabulation

Project: Muscatine Fire Station No.2

Project No.: 09138

Date & Time: March 03, 2011 10:00am

Bidding Company	Bid Security	Add. No. 1	Add. No. 2	Add. No.3	Base Bid	Alternate #1	Alternate #2
Seydel Construction Inc.	5% Bid Bond	Yes	Yes	Yes	\$1,478,000	Deduct \$5,000	Add \$3,800
HyBrand Industrial Contractors	5% Bid Bond	Yes	Yes	Yes	\$1,385,000	Deduct \$5,014	Add \$7,500
First Construction Group	5% Bid Bond	Yes	Yes	Yes	\$1,299,202	Deduct \$5,100	Add \$7,212
Hillebrand Construction	5% Bid Bond	Yes	Yes	Yes	\$1,607,290	Deduct \$20,200	Add \$6,700
Todd Hacket Construction	5% Bid Bond	Yes	Yes	Yes	\$1,421,000	Deduct \$5,100	Add \$3,400

### Muscatine Fire Station Total Project Cost Summary

Architectural Basic Services Design Fee	\$75,000.00
Energy Modeling, Energy Star & LEED	\$30,500.00
Architectural Additional Services (New Site)	\$15,000.00
Civil Services	\$13,000.00
Attorney Fees	\$25,747.50
LEED Commissioning Fee	\$8,000.00

Construction Cost	\$1,299,202.00
Construction Contingency @ 5%	\$64,960.10

<b>Total Project Cost</b>	<b>\$1,531,409.60</b>
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Estimated & Budgeted Project Cost for I-JOBS	\$1,300,500.00
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<b>Over Budget (including 5% contingency)</b>	<b>\$230,909.60</b>
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### Initial Sources of Funding

I-Jobs II Grant	\$850,250.00
IDED Grant	\$200,000.00
GO Bond (city's share)	\$250,250.00

<b>Total</b>	<b>\$1,300,500.00</b>
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### Proposed Sources of Funding (as of 3/7/11)

I-Jobs II Grant	\$850,250.00
IDED Grant	\$200,000.00
GO Bond (city's share)	\$481,159.60

<b>Total</b>	<b>\$1,531,409.60</b>
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### Potential Savings:

a.	Reduce concrete apron thickness to 7" / reduce steel basket reinforcing at joints	\$2,000.00
b.	Replace precast foundation wall w/C.I.P. wall below overhead door	\$2,000.00
c.	Replace planting material at filtration basin with IDOT rural mix	\$500.00
d.	Replace rain garden planting material with lawn grass	\$2,500.00
e.	Delete 32 bollards at overhead doors	\$7,200.00
f.	Replace concrete paving w/6" asphalt - will affect LEED and much lower quality	\$5,000.00
g.	Replace 12" precast concrete panel w/thinner panel	\$2,000.00
h.	Replace precast power trowel finish w/float finish	\$2,000.00
i.	Remove islands in front of bat doors	\$250.00
j.	Remove storm water drain lines on south side of building	\$2,000.00
k.	Reduce apparatus bays concrete thickness from 8" to 7"	\$2,000.00

**Total** **\$27,450.00**

(\$6,850 using the above highlighted items, including 50% of the bollard cost)