

Facility and Support Services

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October 12, 2015

To: Dee F. Bruemmer
 County Administrator

From: Tammy Speidel, Director
 Facility and Support Services

Subj: Bids for Courthouse Phase Three and Four

As you know, for the past year FSS staff, along with a project committee, have been working with Wold Architects to program and design renovations to the first floor of the Courthouse. These renovations address space needs, correct accessibility issues and improve traffic flows throughout the spaces and functions located on that floor. More recently, we let a general construction package for work on Phase Three and Four of those renovations which completely renovates the south half of the first floor, remodels the County Attorney reception area, adds two offices and a small meeting room in the County Attorney's Office, additional work in the lower level IT space, exterior window replacement and adding a new electrical service to service the entire building. On October 6, 2015 we received bids for this project. Below summarizes those bids:

CONTRACTOR	BASE BID AMOUNT
Precision Builders	\$3,400,000.00
Swanson Construction	\$3,410,000.00
Williams Brothers Construction	\$3,440,000.00
Estes Construction	\$3,479,000.00
Bush Construction	\$3,564,000.00

We did have three alternate bids for this project, two of those were to add video court capabilities to a second and third courtroom and the third was to add wireless clocks. Additional cost per courtroom to add video court is \$64,895.00 and wireless clocks were \$6,200.00. Due to budget issues we are not recommending any of the alternates. Video Court capabilities will be available in one courtroom as part of the base bid. This is the same as the current courtroom configuration now and the courts have established a plan to manage court should that system go down.

My office, along with Wold Architects has reviewed the bids and recommends that the Board of Supervisors award this bid to Precision Builders in the total amount of \$3,400,000.00. This project is funded in the current Capital Improvements Plan in the amount of \$4,040,000.00. The table below summarizes the estimated total project costs for this project:

CD Document Estimate	09/04/2015	Budget Based on Bids	10/06/2015
Construction Costs	\$3,150,000.00	Construction Costs	\$3,400,000.00
Contingency	\$ 252,000.00	Contingency	\$ 252,000.00
Fees / Testing	\$ 278,500.00	Architectural/Design	\$ 234,000.00
FFE/ Other Services	\$ 319,500.00	Reimbursable Costs	\$ 15,000.00
TOTAL ESTIMATE	\$4,000,000.00	Bid Advertising/ Printing	\$ 5,000.00
		Structural Inspections	\$ 2,500.00
		Asbestos Abatement	\$ 66,758.25
		Photo Documentation	\$ 4800.00
		Water/ Air Test Balance	\$ 7250.00
		Commissioning	\$ 12,000.00
		Data Cabling	\$ 30,000.00
		Blinds	\$ 25,000.00
		Electronics	\$ 25,000.00
		Signage	\$ 10,000.00
		General FFE	\$ 5,000.00
		General Contingency	\$ 20,000.00
		Furniture	\$ 70,000.00
		TOTAL BUDGET	\$4,184,308.25

As we move into a more defined budget number we start to develop a more detailed list of services and costs, which is why the right hand column has more detail.

I want to note that several items that are being included in this project were added after individual project budgets were established but seemed to fit well into the overall construction project and were additional scope of work items. These include two additional offices and one small meeting room in the County Attorney's office, additional work in the lower level IT office spaces to reconfigure based on the removal of the data room equipment, furniture associated with both of those spaces and the removal of the bailiff fixed desk on the first floor central lobby.

Cc: David Farmer
 Courthouse Design Team
 FSS Management Team



3555 Digital Drive
Suite Two Hundred
Dubuque, IA 52003

tel 563.690.1112
iowa@woldae.com

October 13, 2015

Tammy Speidel, Director
Scott County Facilities & Support Services
600 West 4th Street
Davenport, Iowa 52801

Re: Scott County
First Floor Courthouse Renovations – Phases 3 and 4
Commission No. 153003

Dear Tammy:

We recommend the following be presented to the Scott County Board.

On Tuesday, October 6, 2015 at 1:30 p.m., bids were received from five (5) General Contractors for the First Floor Courthouse Renovations – Phases 3 and 4. A bid tabulation identifying the General Contractors and their respective bid numbers is attached for your review. Precision Builders, Inc from Le Claire, Iowa submitted the low base bid in the amount of \$3,400,000.00. Selection of the alternates would affect who will be the low bidder. If the County were to accept alternates #1 and #2, the low bidder would shift from Precision Builders, Inc. to Swanson Construction. The project alternates as submitted by Precision Builders, and recommendations are listed below.

Alternate No. 1 Video Arraignment at Courtroom #1 **Add \$64,895**

This alternate includes the installation of a full video arraignment system at Courtroom #1.

[Recommendation: Reject this Alternate]

Alternate No. 2 Video Arraignment at Juvenile Courtroom **Add \$64,895**

This alternate includes the installation of a full video arraignment system at the Juvenile Courtroom.

[Recommendation: Reject this Alternate]

Alternate No. 3 Wireless Clocks **Add \$6,200**

This alternate included the installation of a wireless clock system and select clock locations at the Courthouse.

[Recommendation: Reject this Alternate]

In order to keep to the prescribed budget for this project, it is our recommendation that the Scott County Board award the construction contract to the lowest qualified bidder; Precision Builders, Inc., for the base contract amount of \$3,400,000.00. We recommend forgoing acceptance of the alternates at this time, as the base bid includes providing the full video arraignment system at Courtroom #2. Please note that the base bid includes pathways for a video arraignment system in both Courtroom #1 and the Juvenile Courtroom, so the County can install the system in the future with minimal invasiveness to the Courts.

Sincerely,

WOLD ARCHITECTS AND ENGINEERS

Kirsta Ehmke
Associate

Enclosures

cc: Chris Still, Scott County
Roger Schroepfer, Wold

Matt Verdun, Wold
Contract File (letter only)

MF/IA/COU_Scott/153003/crsp/oct15

Minnesota
Illinois
Michigan
Colorado
Iowa

designers and researchers for public environments



Project Name:

First Floor Courthouse Renovations - Phase III&IV

BID TABULATION

Commission No.:

153003

Date:

10/6/2015

Time:

1:30 PM

Wold Architects and Engineers
 110 N. Brockway St. - Suite 220
 Palatine, Illinois 60067
 847.241.6100 Fax: 847.241.6105

Bidders Name	Addendum Numbers	Bid Security	Base Bid Phase III&IV Construction	Alternate #1: Video Arraignment at Courtroom #1	Alternate #2: Video Arraignment at Juvenile Courtroom	Alternate #3: Wireless Clocks	Remarks
Bush Construction 5401 Victoria Avenue Davenport, Iowa, 52807 563-344-3791 563-344-3792	1-2	X	\$3,564,000.00	\$55,500.00	\$55,500.00	\$5,500.00	
Estes Construction 131 2nd Street, Suite 400 Davenport, Iowa, 52801 563-355-7301	1-2	X	\$3,479,000.00	\$59,500.00	\$59,500.00	\$5,700.00	
Precision Builders 1503 Holland Street LeClaire, Iowa, 52753 563-289-5511 563-289-5456	1-2	X	\$3,400,000.00	\$64,895.00	\$64,895.00	\$6,200.00	
Swanson Construction 3400 Towne Point Drive Bettendorf, Iowa, 52722 563-332-4859 563-332-7418	1-2	X	\$3,410,000.00	\$59,000.00	\$59,000.00	\$5,700.00	Written bid is \$3,410,000, Numerical bid is \$3,410,080
Williams Brother Construction 1200 E Kelly Avenue Peoria Heights, IL, 61616 309-688-0416 309-688-0891	1	X	\$3,440,000.00	\$55,500.00	\$55,500.00	\$5,500.00	Only Noted Addednum #1

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

October 22, 2015

A RESOLUTION APPROVING THE BID AND AWARDING THE CONTRACT FOR
COURTHOUSE PHASE THREE AND FOUR CONSTRUCTION TO PRECISION
BUILDERS IN THE AMOUNT OF \$3,400,000.00.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

- Section 1. That the bid for Courthouse Phase three and four construction is accepted and the contract is awarded to Precision Builders in the amount of \$3,400,000.00.
- Section 2. That the Director of Facility & Support Services is hereby authorized to execute contract documents on behalf of the Scott County Board of Supervisors.
- Section 3. This resolution shall take effect immediately.