

Facility & Support Services

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Item #5
6/12/18

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May 30, 2018

To: Mahesh Sharma
County Administrator

From: Tammy Speidel, FMP
Director, Facility and Support Services

Subj: Approval and Award of Contract - Courthouse and Administrative Center
Elevator Modernization Project and Elevator Maintenance Contract

Scott County Purchasing received bids for the Courthouse and Administrative Center elevator modernization project as follows:

Company	Base Bid	Alt #1 Second Air Handler	Alt #2 Controls	Alt #3 1 year elevator maintenance	Alt #4 5 year elevator maintenance
Otis Elevator	\$1,022,019.00	\$118,535.00	\$75,031.00	\$23,400.00	\$111,000.00
Swanson Construction	\$1,063,000.00	\$125,000.00	\$78,000.00	NO BID	NO BID

This project was advertised as required, posted to publicpurchase.com, posted on the County website, and posted in several plan rooms. Three site visits were scheduled and well attended.

The base bid includes the work the State of Iowa requires including the replacement of one air handling unit at the Courthouse which services the elevator equipment room and part of third floor.

Alternate number one is the replacement of the second air handling unit that services the remainder of the Courthouse third floor. As we discussed at the presentation of plans and specifications for this project, the second unit is tucked in behind the first and would mean much of the work done as part of the base bid would have to be

reworked if we waited until later to replace the unit. Both of the units were installed in 1984 and have reached the end of their useful lifecycle.

Alternate number two is work to install controls on VAV boxes and thermostats to allow for tie in to the existing building automation system. This integration allows FSS staff to track equipment behavior, enable schedules for equipment, troubleshoot and make adjustments remotely.

Alternate number three and four are quotes for the one year and five year elevator maintenance contract for all of the elevator and lift equipment in the Courthouse, Jail and Administrative Center. The Board recently approved a not-to-exceed contract for a one year elevator extension with Otis in the amount of \$23,880.00. Based on that recent quote we find the one year bid amount of \$23,400.00 to a fair and reasonable price. The five year quote lowers the annual price to \$22,200.00 per year. The last multi-year maintenance contract for elevators averaged \$25,200.00 per year. Maintenance is part of the FSS operational budget and not part of the overall project cost.

The April 2018 budget estimate placed the total cost of the project at \$1,228,650.00. Based on actual bids received the total cost of the project is \$1,229,134.00 inclusive of all associated contracts. This amount includes \$75,000.00 contingency, which is carried in the project. Any portion of the contingency not used will result in a deduct to the contract amount, reducing the overall project cost.

FSS staff, along with Dan Rice, Walker Coen Lorentzen has reviewed the bids and recommend that the Board accept the base bid as well as bid alternate number one and bid alternate two and award the project to Otis Elevator in the amount of \$1,215,585.00.

I also recommend that the Board accept and award a five year maintenance contract, which includes all elevator and lift equipment in the Courthouse, Jail and Administrative Center to Otis Elevator in the amount of \$111,000.00.

Chris Still will be in attendance at the Committee of the Whole meeting to discuss this project and answer any questions you or the Board may have.

CC: FSS Management Team

May 31, 2018

Tammy A. Speidel, Director
Scott County Facility & Support Services
600 W 4th Street
Davenport, IA 52801

RE: Scott County – Elevator Modernization

Ms. Speidel:

After review of the bids submitted for the above project, we recommend acceptance of the low base bid (\$1,022,019.00), Alternate 1 (\$118,535.00) and Alternate 2 (\$75,031.00) for a total of \$1,215,585.00, from Otis Elevator of Urbandale, Iowa.

Sincerely,

WALKER COEN LORENTZEN ARCHITECTS

A handwritten signature in black ink, appearing to read 'DR', with a horizontal line underneath.

Dan Rice, AIA
Studio Director – Iowa City



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

June 14, 2018

A RESOLUTION APPROVING THE BID AND AWARDING THE CONTRACT FOR THE ELEVATOR MODERNIZATION PROJECT TO OTIS ELEVATOR IN THE AMOUNT OF \$1,215,585.00 AND APPROVING AND AWARDING A FIVE YEAR MAINTENANCE CONTRACT TO OTIS ELEVATOR IN THE AMOUNT OF \$111,000.00.

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

- Section 1. That the base bid for the Elevator Modernization Project construction is accepted and the contract is awarded to Otis Elevator General Construction in the amount of \$1,022,019.00.
- Section 2. That bid alternate one is accepted and awarded to Otis Elevator in the amount of \$118,535.00.
- Section 3. That bid alternate two is accepted and awarded to Otis Elevator in the amount of \$75,031.00.
- Section 4. That bid alternate four, a five year elevator maintenance contract, which covers all elevator and lift equipment in the Courthouse, Jail, and Administrative Center is accepted and awarded to Otis Elevator in the amount of \$111,000.00.
- Section 5. That the Director of Facility & Support Services is hereby authorized to execute contract documents on behalf of the Scott County Board of Supervisors.
- Section 6. This resolution shall take effect immediately.