

Item 07  
09/27/22

## Facility and Support Services

600 West 4<sup>th</sup> Street  
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(563) 326-8738 Voice (563) 328-3245 Fax

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September 16, 2022

To: Mahesh Sharma  
County Administrator

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

Subj: Construction Bids, YJRC

As you know, bids for YJRC construction were received at a public bid opening on September 1, 2022.

Six general contractors attended the mandatory pre bid meeting on August 17, 2022. We received bids from five (5) of them on bid day. The results are attached. We are rejecting Alternates #2 and #3 and continue to evaluate Alternate 4a and 4b through the value engineering process.

My office, along with Wold Architects has reviewed the bids, reviewed past projects and conducted reference checks for the low bidder, Bruce Builders located in Eldridge Iowa.

We recommend that the Board of Supervisors accept and award the base bid of \$22,200,000.00.

We recommend that the Board of Supervisors accept and award the bid for Alternate #1- Additional Build out of the Second Floor for COOP/COG space in the amount of \$370,000.00.

We are rejecting Alternates #2 and #3 and will continue to evaluate Alternate 4a and 4b through the value engineering process.

Total contract will be in the amount of \$22,570,000.00.

A representative from Wold, Chris Still and I will be at the next Board of Supervisors Meeting to discuss any questions you or the Board may have.

Cc: Jeremy Kaiser, Youth Justice and Rehabilitation Center Director  
David Farmer, Budget and Administrative Services Director  
FSS Management Team

September 16, 2022



Tammy Speidel, Director of Facility and Support Services  
600 West Fourth Street  
Davenport, Iowa 52801

Re: Scott County  
New Youth Justice and Rehabilitation Center  
Commission No. 213131

Dear Tammy:

We recommend the following be presented to the Scott County Board:  
On Thursday, September 1, 2022 at 11:00 a.m., bids were received from five (5) contractors for the New Youth Justice and Rehabilitation Center project. A bid tabulation is attached for your review. Bruce Builders from Eldridge, Iowa submitted the low base bid in the amount of \$22,200,000.00. Please note, the acceptance of Alternates does not affect who is the low bidder. Our recommendation is to award the contract to Bruce Builders with the following alternates:

- |   |                           |
|---|---------------------------|
| <b>Alternate No. 1 - Additional Build Out of Second Floor</b>   | <b>Add \$370,000</b>      |
| This alternate was included to provide an additional 3,500 square feet of space to the second floor COOP/COG space.   |                           |
| <b>Recommendation: Accept this Alternate</b>  |                           |
| <b>Alternate No. 2 - Face Brick in Lieu of Metal Panel at East Facade</b>   | <b>Add \$15,000</b>       |
| This alternate was included to remove the decorative metal panel facade at the east of the building that is not in full view of the public way, and install face brick instead. |                           |
| <b>Recommendation: Reject this Alternate</b>  |                           |
| <b>Alternate No. 3 - Secure Drywall in Lieu of Secure Plaster Ceilings</b>  | <b>Deduct (\$100,000)</b> |
| This alternate was included to install secure drywall ceilings in lieu of secure plaster ceilings at various areas within the YJRC.   |                           |
| <b>Recommendation: Reject this Alternate</b>  |                           |
| <b>Alternate No. 4a/b - Brick substitution</b>  | <b>Deduct (\$30,000)</b>  |
| This alternate was included to provide additional brick vendors the ability to bid the YJRC project after color match approval from the County.                                 |                           |
| <b>Recommendation: Reject this Alternate</b>  |                           |

We have reviewed all opened bids and found no other discrepancies. We recommend the County award the contract to Bruce Builders for the total Contract Amount of \$22,570,000.00.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink that reads "Kirsta Ehmke".

Kirsta Ehmke | AIA  
Associate

cc: Chris Still, SCFSS  
Roger Schroepfer, Wold  
Matt Verdun, Wold

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**Wold Architects and Engineers**  
220 North Smith Street, Suite 310  
Palatine, IL 60067  
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**PLANNERS  
ARCHITECTS  
ENGINEERS**

**YJRC CONSTRUCTION BID RESULTS**

<b>BIDDER</b>	<b>BASE BID</b>	<b>ALTERNATE #1 ADDITIONAL BUILD OUT 2ND FLOOR</b>	<b>ALTERNATE #2 Face Brick in Lieu of Metal Panel/ East side</b>	<b>Alternate #3 Secure Drywall in Lieu of Secure Plaster Ceilings</b>	<b>Alternate 4a Brick Substitution Kings Materials</b>	<b>Alternate 4b Brick Substitution Architectural Products</b>
Bruce Builders	\$ 22,200,000.00	Add \$370,000.00	Add \$15,000.00	Deduct \$100,000.00	Deduct \$30,000.00	Deduct \$31,900.00
Portzen Construction	\$22,480,000.00	Add \$550,000.00	Deduct \$80,000.00	Add \$173,000.00	Add \$32,000.00	Add \$32,000.00
Russell	\$23,290,000.00	Add \$792,000.00	Deduct \$18,000.00	Deduct \$174,000.00	Deduct \$31,000.00	Deduct \$31,000.00
Tricon	\$22,780,000.00	Add \$334,000.00	Deduct \$13,000.00	Deduct \$122,000.00	Deduct \$30,000.00	Deduct \$29,000.00
Williams Brothers	\$25,070,000.00	Add \$375,000.00	Add \$3,000.00	Deduct \$160,000.00	Deduct \$30,000.00	Deduct \$30,000.00

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

September 29, 2022

A RESOLUTION APPROVING THE BID AND AWARDING THE CONTRACT FOR THE YOUTH JUSTICE AND REHABILITATION CENTER (YJRC) CONSTRUCTION PROJECT TO BRUCE BUILDERS IN THE TOTAL AMOUNT OF \$22,570,000.00.

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

- Section 1. That the base bid for the YJRC construction project is accepted and the contract is awarded to Bruce Builders in the amount of \$22,200,000.00.
- Section 2. That bid alternate #1- Additional build out of second floor COOP/COG is accepted and awarded in the amount of \$370,000.00.
- Section 3. That the Director of Facility & Support Services is hereby authorized to execute contract documents on behalf of the Scott County Board of Supervisors.
- Section 4. This resolution shall take effect immediately.