

**COUNCIL ACTION FORM**

**SUBJECT:** LIBRARY EXPANSION AND RENOVATION PROJECT

**BACKGROUND:**

On October 9, 2012, the Council approved plans and specifications for the Renovation and Expansion of the Ames Public Library. The Invitation to Bid requested base bids for the essential elements of the project, as well as several alternates. The items bid as alternates were all considered necessary elements of a comprehensive design for the updated library. They were separated out for the purpose of bidding to ensure that the base bid for the project would fall within budget. The alternates are items that could be added at a later date, albeit at a potentially higher cost and with less efficiency. Unit prices apply to unknown conditions—issues that may arise once construction begins, such a poor soil conditions—so firm pricing from the bidders up front represent expenses that may or may not be incurred.

Bids were opened for this project on November 15, 2012. Eight bids were received, as shown on the attached report. The low base bid was submitted by A&P/Samuels, a Joint Venture, of Wausau, Wisconsin. The Library Board evaluated the bids on the basis of the base bid plus alternates. A summary of that exercise appears below. The architect’s construction estimate for the project was \$14.1 million.

<b>Bidders</b>	<b>Base Bid</b>	<b>Total Cost of Alternates</b>	<b>Base Bid + All 8 Alternates</b>
A&P/Samuels, a Joint Venture	\$12,328,500.00	\$214,850.00	\$12,543,350.00
Larson & Larson Construction, LLC	\$12,444,000.00	\$231,200.00	\$12,675,200.00
Dean Snyder Construction	\$12,483,000.00	\$258,000.00	\$12,741,000.00
Howard Immel, Inc.	\$12,640,000.00	\$246,300.00	\$12,886,300.00
Rochon Corporation of Iowa, Inc.	\$12,870,000.00	\$241,000.00	\$13,111,000.00
Oakview dck, LLC	\$13,128,000.00	\$260,000.00	\$13,388,000.00

<b>Bidders</b>	<b>Base Bid</b>	<b>Total Cost of Alternates</b>	<b>Base Bid + All 8 Alternates</b>
Black & Dew, Inc.	\$13,498,000.00	\$287,700.00	\$13,785,700.00
HPC, LLC	\$13,700,000.00	\$249,000.00	\$13,949,000.00

On November 15, 2012, the Library Board adopted a resolution receiving the report of bids and referring it to the City Council for appropriate action. Because the total cost of the base bid plus all eight alternates is well within the architect's \$14.1 million target for construction costs and the total project budget also now includes a healthy contingency, the Board further moved to recommend that the contract be awarded including all eight alternates. The Library now requests that the City Council accept the report of bids for the Ames Public Library Renovation and Expansion Project and award the contract with all eight alternates to A&P/Samuels, a Joint Venture of Wausau, WI, in the amount of \$12,543,350.00.

A summary of the overall Library renovation budget showing all revenue sources and updated expense estimates is attached for Council's review.

**ALTERNATIVES:**

1. Accept the report of bids for the Ames Public Library Renovation and Expansion Project and award the contract with all eight alternates to A&P/Samuels, a Joint Venture of Wausau, WI, in the amount of \$12,543,350.00.
2. Accept the report of bids with delay of contract award until December 11, 2012, to allow staff to further analyze the bids and alternates.
3. Do not accept the report of bids or award a contract at this time.

**MANAGER'S RECOMMENDED ACTION:**

The overwhelming approval of the library bond referendum by Ames voters in November 2011 demonstrated our citizens' enthusiasm for making physical improvements to one of the community's most beloved institutions. Now, after nearly a decade of planning, sounding out the public, studying various options, and consulting with professionals, the library is set to begin a new phase—on time and within budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids for the Ames Public Library Renovation and Expansion Project and awarding the contract with all eight alternates to A&P/Samuels, a Joint Venture of Wausau, WI, in the amount of \$12,543,350.00.

<b>CITY OF AMES, IOWA</b>			
Ph: 515-239-5125 * Fax: 515-239-5325 Mike Adair, Procurement Specialist II			
<b>BID NO. 2013-052</b>			
Ames Public Library Renovation & Expansion		Addendums 1, 2, 3, & 4	
BASE BID	Bid Bond		BASE BID, SINGLE-PRIME (ALL TRADES) CONTRACT
BIDDERS			
A & P / Samuels, a Joint Venture	Yes	Yes	\$12,328,500.00
Larson & Larson Construction, LLC	Yes	Yes	\$12,444,000.00
Dean Snyder Construction	Yes	Yes	\$12,483,000.00
Howard Immel Inc.	Yes	Yes	\$12,640,000.00
Rochon Corporation of Iowa, Inc.	Yes	Yes	\$12,870,000.00
Oakview dck, LLC	Yes	Yes	\$13,128,000.00
Black & Dew, Inc.	Yes	Yes	\$13,498,000.00
HPC, L. L. C.	Yes	Yes	\$13,700,000.00



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## MEMO

Date: November 16, 2012

To: Lynne Carey  
From: Brad Heemstra

Re: **Alternates and Unit Prices**  
Ames Public Library Renovation and Expansion

### Remarks:

The apparent low bidder for the Library project is A & P / Samuels, a Joint Venture. I made contact with Kevin Higgs and Justin Keller with The Samuels Group this morning. Kevin and Justin explained that The Samuels Group will manage the project. A & P stands for Adolfsen & Peterson Construction who is a nationwide construction company. Several years ago The Samuels Group bought A & P's office in Wausau, Wisconsin. The Samuels Group teams up with A & P on their larger projects for the purpose of bonding capacity.

Below is a summary of the alternates and unit prices for the low bidder:

Base Bid Amount	\$12,328,500
Alternates:	
1. Provide an operable partition in the auditorium	\$ 26,300
2. Provide a decorative metal soffit for Structure B to accommodate directional signage on Level 2 west side	20,600
3. Provide a decorative metal soffit for Structure C to accommodate directional signage on Level 2 south side	17,200
4. Provide new concrete stairs, lighting and plantings at the north staff entrance	18,150
5. Provide a building wide paging system	21,500
6. Provide infrastructure for City of Ames live broadcast capability	6,900
7. Upgrade electronic door access control system	11,800
8. Provide a distributed antenna system for cell phone boosting	<u>92,400</u>
Subtotal of all alternates	\$ 214,850
Total of Base Bid and All Alternates	\$ 12,543,350

The following unit prices will be utilized and incorporated by change order if they become applicable during the construction of the project.

### Unit Prices:

1. Removal of unsatisfactory soil and replace with engineered fill \$20 per cubic yard
2. Provide additional power/data floor receptacles on Level 1 \$1,200 per each
3. Provide additional power/data floor receptacles on Level 2 \$1,200 per each
4. Remove temporary sidewalk along Douglas Avenue \$18 per square yard
5. Repoint existing masonry mortar joints \$6 per lineal foot