



Cedar Rapids

200 Fifth Avenue SE Ste. 201
Cedar Rapids, Iowa 52401
(319) 363-6018

Des Moines

100 Court Avenue Ste. 100
Des Moines, Iowa 50309
(515) 309-0722

Iowa City

24 1/2 S. Clinton Street Ste. 1
Iowa City, Iowa 52240
(319) 363-6018

Madison

301 N. Broom Street Ste. 100
Madison, Wisconsin 53703
(608) 819-0260

opnarchitects.com

March 3, 2020

Mr. Michael Lee
Chief Financial Officer
Indian Hills Community College
525 Grandview Ave
Ottumwa, IA 52501

Dear Michael,

Sealed Bids were received on Tuesday, March 3, 2020 at 2:00pm for (7) Multiple Prime Bid Packages for the Indian Hills Foodservice Renovation. Results of the bidding are summarized on the attached Bid Tabulation prepared by Story Construction, the Construction Manager on the project. Both OPN Architects and Story Construction recommend that the Indian Hills Community College Board of Directors award the Prime Contracts as follows:

Bid Package No. 02-1	Demo	Christner Contraction Inc	\$68,000
Bid Package No. 06-1	General Construction	Christner Contraction Inc	\$247,500
Bid Package No. 08-1	Aluminum Openings	Yates & Yates Glass Co, Inc.	\$153,900
Bid Package No. 09-1	Tiling, Resilient Flooring & Carpet	Christner Contraction Inc	\$95,000
Bid Package No. 11-1	Kitchen Equipment	Rapids Food Service	\$1,153,000
Bid Package No. 15-1	Plumbing & Mechanical Work	Winger Contracting Co.	\$759,100
Bid Package No. 16-1	Electrical, Communications & Electronic Safety, and Security Work	Van Maanen Electric, Inc	\$240,943

It is our opinion that the bids received above were responsive and the award of a Prime Contract to these contractors provides substantial value the project and is in the best interest of Indian Hills Community College.

The total amount for all Bid Packages is \$2,717, 443.00. Please refer to the attached bid tabulation for additional detail and summary of estimated general conditions.



Please provide authorization to present contract and bonds to these firms for execution so that project may proceed.

Thank you,

A handwritten signature in black ink that reads 'Kristin Lewis'.

Kristin Lewis, AIA
Associate Principal

CC:
Joe Wallace, OPN Architects
Clint Jensen, Story Construction
Brant Carr, Story Construction

IHCC Food Service Renovation
 Bid Package No. 02-1

Demolition Date: 3/3/2020

BIDDER	BID SECURITY	ACKNOWLEDGE ADDENDA 1, 2 & 3	BASE BID	NOTES	+/- FROM LOW
DD BUDGET			\$ 136,852		\$ (68,852) -101.25%
MWE SERVICES	Y	Y	\$ 141,800		\$ (73,800) -108.53%
EARTH SERVICES & ABATEMENT	Y	Y	\$ 163,885		\$ (95,885) -141.01%
R.G. CONSTRUCTION	Y	Y	\$ 129,500		\$ (61,500) -90.44%
CHRISTNER CONTRACTING INC	Y	Y	\$ 68,000		\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%

DD Budget	\$ 136,852
Over / (Under)	\$ (68,852)

Bids Received	4
Range	141.0%

Low Bid	BID SECURITY	ACKNOWLEDGE ADDENDA 1 & 2	BASE BID
CHRISTNER CONTRACTING INC	Y	Y	\$ 68,000

IHCC Food Service Renovation

Bid Package No. 06-1

General Construction

Date: 3/3/2020

BIDDER	BID SECURITY	ACKNOWLEDGE ADDENDA 1, 2 & 3	BASE BID	NOTES	+/- FROM LOW
DD BUDGET			\$ 344,856		\$ (97,356) -39.34%
R.G. CONSTRUCTION	Y	Y	\$ 329,500		\$ (82,000) -33.13%
CHRISTNER CONTRACTING INC	Y	Y	\$ 247,500		\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%

DD Budget	\$ 344,856
Over / (Under)	\$ (97,356)

Bids Received	2
Range	33.1%

Low Bid	BID SECURITY	ACKNOWLEDGE ADDENDA 1 & 2	BASE BID
CHRISTNER CONTRACTING INC	Y	Y	\$ 247,500

IHCC Food Service Renovation

Bid Package No. 08-1

Aluminum Openings

Date:

3/3/2020

BIDDER	BID SECURITY	ACKNOWLEDGE ADDENDA 1, 2 & 3	BASE BID	NOTES	+/- FROM LOW
DD BUDGET			\$ 171,271		\$ (17,371) -11.29%
YATES & YATES GLASS CO, INC	Y	Y	\$ 153,900		\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%

DD Budget	\$ 171,271
Over / (Under)	\$ (17,371)

Bids Received	1
Range	0.0%

Low Bid	BID SECURITY	ACKNOWLEDGE ADDENDA 1 & 2	BASE BID
YATES & YATES GLASS CO, INC	Y	Y	\$ 153,900

IHCC Food Service Renovation

Bid Package No. 09-1

Tiling, Resilient Flooring & Carpeting

Date: 3/3/2020

BIDDER	BID SECURITY	ACKNOWLEDGE ADDENDA 1, 2 & 3	BASE BID	NOTES	+/- FROM LOW
DD BUDGET			\$ 107,085		\$ (12,085) -12.72%
GRAZZINI BROTHERS & CO	Y	Y	\$ 221,485		\$ (126,485) -133.14%
RANDY'S FLOORING	Y	Y	\$ 200,000		\$ (105,000) -110.53%
CHRISTNER CONTRACTING INC	Y	Y	\$ 95,000		\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%

DD Budget	\$ 107,085
Over / (Under)	\$ (12,085)

Bids Received	3
Range	133.1%

Low Bid	BID SECURITY	ACKNOWLEDGE ADDENDA 1 & 2	BASE BID
CHRISTNER CONTRACTING INC	Y	Y	\$ 95,000

IHCC Food Service Renovation

Bid Package No. 11-1

Kitchen Equipment (HALTON Hoods)

Date: 3/3/2020

BIDDER	BID SECURITY	ACKNOWLEDGE ADDENDA 1, 2 & 3	BASE BID	NOTES	+/- FROM LOW
DD BUDGET (HALTON Hoods)			\$ 1,315,730		\$ (162,730) -14.11%
BOELTER LLC	Y	Y	\$ 1,258,977		\$ (105,977) -9.19%
RAPIDS FOOD SERVICE	Y	Y	\$ 1,153,000		\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%

DD Budget	\$ 1,315,730
Over / (Under)	\$ (162,730)

Bids Received	2
Range	9.2%

Low Bid	BID SECURITY	ACKNOWLEDGE ADDENDA 1 & 2	BASE BID
RAPIDS FOOD SERVICE	Y	Y	\$ 1,153,000

IHCC Food Service Renovation

Bid Package No. 15-1

Plumbing & Mechanical Work

Date: 3/3/2020

BIDDER	BID SECURITY	ACKNOWLEDGE ADDENDA 1, 2 & 3	BASE BID	NOTES	+/- FROM LOW
DD BUDGET (HALTON Hoods)			\$ 879,521		\$ (120,421) -15.86%
WINGER CONTRACTING CO.	Y	Y	\$ 759,100		\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%

DD Budget	\$ 879,521
Over / (Under)	\$ (120,421)

Bids Received	1
Range	0.0%

Low Bid	BID SECURITY	ACKNOWLEDGE ADDENDA 1 & 2	BASE BID
WINGER CONTRACTING CO.	Y	Y	\$ 759,100

IHCC Food Service Renovation

Bid Package No. 16-1

Electrical, Communication & Electronic Safety & Sec Date: 3/3/2020

BIDDER	BID SECURITY	ACKNOWLEDGE ADDENDA 1, 2 & 3	BASE BID	NOTES	+/- FROM LOW
DD BUDGET (HALTON Hoods)			\$ 318,139		\$ (77,196) -32.04%
WINGER CONTRACTING CO.	Y	Y	\$ 280,000		\$ (39,057) -16.21%
VAN MAANEN ELECTRIC	Y	Y	\$ 240,943		\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%
					\$ - 0.00%

DD Budget	\$ 318,139
Over / (Under)	\$ (77,196)

Bids Received	2
Range	16.2%

Low Bid	BID SECURITY	ACKNOWLEDGE ADDENDA 1 & 2	BASE BID
VAN MAANEN ELECTRIC	Y	Y	\$ 240,943