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# Memorandum

**To:** Patrick Brama – Economic Development Manager  
**From:** William Fossing, PE  
**Project:** Ramsey Parking Deck Renovation  
**Subject:** Bidding Results and Recommendations  
**Date:** October 8, 2014

We have attached the bid tabulation for the Municipal Parking Ramp Facility Parking Enclosure project opened on September 17, 2014. As you are aware there was a significant gap between the April 2014 Engineer's Estimated Construction Cost (\$193,930) and the low bid (\$354,300), as well as a large spread between the two bidders (\$98,000).

We have gone back and reviewed the April estimate and the bid documents to try to identify the cause for these differences, and offer the following.

1. Scope creep: we added and upgraded some elements, such as access controls and a wider overhead door with precast header beam.
2. Escalation: many trades experience significant increases in labor and material rates over the summer.
3. Underestimated: some of the expenses for setting precast in a tight space were not accounted for.
4. Poor Bid Environment: many potential contractors had full schedules and did not bid.

Based on this we recommend the following:

- Reject all bids.
- Revised documents to include alternate materials and finishes to provide more economy. We would review those with you for approval prior to rebidding.
- Rebid in February 2015 for April award and July 2015 Final completion.

We have updated the engineers cost estimate to account for items 1, 2 and 3 above plus escalation for 2015 costs (\$249,420). With alternate materials and finishes we believe that the costs could be significantly lower.

I am available to discuss and to meet with to review this issue as necessary.

#### Attachments

C: James Lasher - LSA  
LSA File 14-02.03

# Bid Tabulation

## Ramsey Municipal Parking Facility - Parking Enclosure

Bid opening: September 17, 2014 at 2 PM

Ranking	Bidder Company	Addendums yes/no	Bid Bond yes/no	Base Bid amount
NA	Sheehy Construction Company Inc.	yes	yes	\$ 452,300
NA	Derau Construction	yes	yes	\$ 354,300

**DD Level Estimate of Construction Cost for 2014 Construction**

Project: **Ramsey Municipal Parking Facility - Enclosure for Emergency Vehicles**

18-Sep-14

Enclosure for 16 vehicles;

By: *William Fossing, PE - LSA Design Inc*

Item	Description	Quantity	Units	Total
<b>0</b>	<b>Demolition</b>			<b>\$ 1,570.00</b>
	Sawcut, Demo and dispose Bituminous Pavement	55	SY	
	Demo and Dispose Concrete Sidewalk	60	SF	
<b>1</b>	<b>Sitework / Earthwork / Utilities</b>			<b>\$ 13,725.00</b>
	Footing excavation/ shoring	17	CY	
	Wet tap WM and install 4" waterline to lower level of stair elevator	15	LF	
	Add Sanitary Sewer Drain and connect to existing San Sewer	10	LF	
	Patch Bituminous and Concrete Grade Slab, Add Concrete Apron	500	SF	
<b>2</b>	<b>Concrete Foundations and Concrete and Masonry Walls</b>			<b>\$ 103,480.00</b>
	Concrete column footings	6	CY	
	door threshold frost footing	1	LS	
	Precast Concrete Spandrels	163	LF	
	Precast Concrete Header beam	27	LF	
	Precast Concrete columns	27	LF	
	CMU Infill and Pilasters	1,350	SF	
<b>3</b>	<b>Thermal and Moisture Protection, Doors and Finishes</b>			<b>\$ 36,000.00</b>
	Backer Rod and Sealants	275	LF	
	Emseal at wall base	175	LF	
	1-1/2" Spray Insulation on ceiling	5,800	SF	
	3' x 7' Door w/ electronic strike	1	EA	
	Insulated 8' x20' Overhead Door w/ access controls	1	Ea	
	Arch Coating	530	SF	
<b>4</b>	<b>Mechanical</b>			<b>\$ 48,600.00</b>
	Dry Sprinkler, controls and enunciator panel;	5,200	SF	
	<i>Reroute Sanitary Risers</i>	2	EA	
	<i>Mechanical Ventilation and CO detection</i>	5,200	SF	
<b>5</b>	<b>Electrical</b>			<b>\$ 16,200.00</b>
	20 KW Electric Unit Heater	5,200	SF	
	Add Light Fixtures and Exit sign	6	EA	
	Power and conduit for card reader	1	LS	
	Add Outlets and Electric Heat Trace to Floor Drain	5,200	SF	
	Subtotal			\$ 219,575.00
	Escallation for 2015 Construction			\$ 8,780.00
	Contingency @ 8%			\$ 17,565.00
	Allowance for security and access controls			\$ 3,500.00
	<b>Probable Cost of Construction</b>			<b>\$ 249,420.00</b>