

July 12, 2017

STRUXTURE

Board of Directors  
c/o Doug Nefzger, Dir. of Business Affairs  
Cedar Falls Community Schools  
1002 West First Street  
Cedar Falls, Iowa 50613

Subject: Cedar Falls CSD – North Cedar Elementary School Additions & Remodeling - Bid Evaluation & Recommendation

Dear Board of Directors,

We received bids for the North Cedar Elementary Additions & Remodeling project on July 12, 2017 from five general contracting firms. All submitted bids were in compliance with the requirements including bid bond.

The bids were very competitively priced.

After discussions with the Administration we are recommending that the District accept the low basis bid from Cardinal Construction out of Waterloo, Iowa with a low basis bid of \$8,896,560.00 and the following alternates:

- Alternate #2 – Add tunable lighting in Special Education classrooms – Add \$7,300.00.
- Alternate #4 – Install alternative digital lighting control system – Deduct \$5,700.00.

The total recommended construction cost is \$8,898,160.00.

Thank you for allowing us the opportunity to work with the District on this project.

Sincerely,  
StruXture Architects



Daniel C. Channer, AIA  
Project Architect

ARCHITECTURE  
INTERIOR DESIGN  
MASTER PLANNING

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**GENERAL CONTRACT**

**PROJECT: R1618.02.01 (REBID)**  
**CEDAR FALLS COMMUNITY SCHOOL DISTRICT**  
**NORTH CEDAR ELEMENTARY SCHOOL ADDITIONS & REMODEL**  
 Cedar Falls, Iowa

**BID DATE/TIME: WEDNESDAY, JULY 12, 2017 before 2:00:00 P.M. (Local Time)**

**ARCHITECT: Daniel C. Channer, AIA / Principal Architect**

**STRUCTURE**  
 Ph: 319.234.1515

CONTRACTOR	CARDINAL CONSTRUCTION Waterloo, IA	CRESCO BUILDING SERVICE Cresco, IA	LARSON CONSTRUCTION CO., INC. Independence, IA	TRICON CONSTRUCTION GROUP Dubuque, IA	WOODRUFF CONSTRUCTION Waterloo, IA	PETERS CONSTRUCTION Waterloo, IA
<b>BID SECURITY</b>	5%-BID BOND	5%-BID BOND	5%-BID BOND	5%-BID BOND	5%-BID BOND	
<b>ADDENDA</b>	1 - 4	1 - 4	1 - 4	1 - 4	1 - 4	
<b>CONTRACTOR COMPLETION DATE</b>	As Specified	As Specified	As Specified	As Specified	As Specified	As Specified
<b>BASIS BID</b>	<b>\$8,896,560.00</b>	\$9,018,000.00	\$9,072,000.00	\$9,566,000.00	\$9,380,860.00	NO BID
<b>ALTERNATE #1 - ADD</b> Change roof membrane system from 60 mil EPDM with 20-year warranty to 90 mil EPDM with 30-year warranty.	\$23,600.00	\$23,400.00	\$23,000.00	\$22,000.00	\$22,000.00	
<b>ALTERNATE #2 - ADD</b> Add tuneable lighting in Rooms A120, A123, A151 and C120.	\$7,300.00	\$7,300.00	\$7,100.00	\$12,000.00	\$6,800.00	
<b>ALTERNATE #3 - ADD</b> Increase specified Article 12 of General Conditions one-year warranty to two-years.	\$55,000.00	\$60,000.00	\$50,000.00	\$20,000.00	\$56,000.00	
<b>ALTERNATE #4 - ADD DEDUCT</b> Install Hubbell Control Solutions digital lighting control system.	(\$5,700.00)	(\$5,700.00)	(\$5,000.00)	(\$4,000.00)	(\$5,700.00)	
<b>ALTERNATE #5 - ADD</b> Revise exterior pole mounted area light fixtures to be solar powered.	\$11,000.00	\$11,200.00	\$11,000.00	\$9,000.00	\$10,500.00	
<b>ALTERNATE #6 - ADD</b> Demolish the existing piping in the tunnels.	\$17,000.00	\$17,000.00	\$14,000.00	\$14,000.00	\$16,500.00	
<b>UNIT PRICE #1</b> Engineered Fill \$/CU. YD.	\$12.50	\$40.00	\$18.00	\$12.50	\$13.00	
<b>UNIT PRICE #2</b> Cutting & Patching Concrete Slabs \$/SQ. FT.	\$20.00	\$20.00	\$15.00	\$10.00	\$18.00	
	<b>APPARENT LOW</b>					<b>NO BID</b>
<b>CONTRACTOR</b>	<b>CARDINAL CONSTRUCTION</b>	CRESCO BUILDING SERVICE	LARSON CONSTRUCTION CO., INC.	TRICON CONSTRUCTION GROUP	WOODRUFF CONSTRUCTION	PETERS CONSTRUCTION