

Agenda Item: 11.

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee  
FROM: Randall C. Lee, NRC Building Manager  
SUBJECT: Chalco Hills / NRC Entry Tower Rehabilitation  
DATE: April 3rd, 2017

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The Natural Resources Center (NRC) at Chalco Hills Recreation Area was built in 1987. During the 16-17 budget cycle it was planned to complete the Rehabilitation of the NRC Entry Tower. The NRC building was designed to have a rural feel to the design with the Tower symbolizing a Grain Silo so to speak. Bahr Vermeer Hacker (BVH) the original Architect for the NRC Building design was retained to design of the rehabilitation of the NRC Entry Tower. After staff discussions it was determined that the Tower would be updated and would continue to have the same appearance but with updated building materials used to improve energy efficiencies and aesthetics but still keep the original architectural look. Issues to be addressed are the 32 windows which have caused water to leak in to the Tower and into the main lobby area just inside the NRC. The HVAC system in the Tower has not operated efficiently for many years. The interior woodwork has begun to fail and fall out of place the last couple years. Lastly the main entry doors are the original doors and have begun to rust and are also in need of replacement.

The Rehabilitation Project plan is to replace all 32 windows with a Curtain Wall System. With this system there will be no need to replace all of the woodwork in the Tower since the windows will have aluminum framing with much more efficient glass. The existing HVAC system will be evaluated and repaired as well. The exterior doors will be replaced and Push Button Handicap Accessibility will be added to this entry along with new carpet in the space. The existing wood interior column structure that provides structural support for the tower will remain in place.

On April 3, 2017, the District received bids for the NRC Tower Rehabilitation. Engineers Estimate for this project was \$97,500.00 the 4 bids ranged from \$78,500.00 to \$ 173,000.00, as shown on the enclosed bid summary. The apparent low bid of \$ 78,500.00 was submitted by Elkhorn West Construction, of Omaha, Nebraska.

**Management recommends that the Programs, Projects and Operations Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute a contract with Elkhorn West Construction in an amount not to exceed \$78,500.00 for the NRC Entry Tower Rehabilitation Project, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.**



Papio NRD – Chalco Hills Entry Tower Renovation  
F16139  
03 April 2017 - 10:00am

Architects Cost Estimate: \$97,500.00

<b>CONTRACTORS</b>	<b>ADDENDUM</b>	<b>BID BOND</b>	<b>BASE BID</b>	<b>NOTES</b>
Elkhorn West Construction	N/A	Yes	\$78,500.00	
McGinnis Construction	N/A	Yes	\$120,250.00	
Prairie Construction	N/A	Yes	\$147,000.00	
Midwest DCM	N/A	Yes	\$173,000.00	

# BVH ARCHITECTURE

03 April 2017

Mr. Randy Lee, NRC Bldg. Mgr.  
Papio-Missouri River NRD  
8901 S 154 St  
Omaha NE 68138-3621

RE: Chalco Hills Natural Resources Center - Entry Tower Renovation  
BVH Project No. F16139

Dear Mr. Lee,

On Monday, April 3rd, 2017, bids were received for the Renovation of the Entry Tower at the Chalco Hills Natural Resources Building.

A total of five (4) bids were received for this work. The low bid received was from Elkhorn West Construction. We are recommending acceptance of the bid, in the amount of \$78,500.00. The estimated construction cost was \$97,500.00

A copy of the bid tab is attached.

Respectfully,

BVH ARCHITECTURE



Roger Slosson  
Senior Associate

Enclosure

**BVH**ARCHITECTURE

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