MEMORANDUM

TO: Programs, Projects and Operations Subcommittee
FROM: Martin P. Cleveland, Construction Engineer
SUBJECT: Operations & Maintenance Outbuilding Project
DATE: January 26, 2018

The Operations & Maintenance Outbuilding Project consists of building a pre-engineered 75 ft. wide by 200 ft. long open-front, post-frame building for equipment storage at the District’s Operation and Maintenance Headquarters at Chalco Hills Recreation Area (see enclosed map).

On January 25, 2018, the District opened bids for the Operations & Maintenance Outbuilding Project. The bids received from 3 responsive bidders ranged from $149,850 to $195,320. The apparent low bid of $149,850 was submitted by Gingerich Structures, LLC for a 75’ x 200’ building without mid-span columns. Attached is a bid summary.

The Engineer’s estimate of the cost of the Operations & Maintenance Outbuilding Project is $170,000 for a building with mid-span columns and $190,000 for a building without mid-span columns. A recommendation letter from Avant Architects is attached. It is recommended that a building without mid-span columns be selected.

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 Gingerich Structures, LLC in the amount of $149,850 for the construction of the Operations & Maintenance Outbuilding Project without mid-span columns, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.
# BID SUMMARY

**Project:** Operations & Maintenance Outbuilding  
NRD Project No. 264-2018  
**Opening Date:** January 25, 2018  
**Opening Time:** 10:00 a.m.

| Item No. | Description                                      | Unit | Gingerich Structures, LLC | Bid Price ($) | Morton Buildings | Bid Price ($) | Anderson & Sons | Bid Price ($) | Engineer’s Estimate | Bid Price ($) |
|----------|--------------------------------------------------|------|---------------------------|--------------|-----------------|--------------|----------------|--------------|-----------------|----------------|--------------|
| 1        | BASE BID 75’ X 200’ BUILDING WITH MID-SPAN COLUMNS | LS   |                           | 152,900      | 169,876         | 195,320      |                |              |                 | 170,000        |
| 2        | BASE BID 75’ X 200’ BUILDING WITHOUT MID-SPAN COLUMNS | LS   |                           | 149,850*     | 172,785         | 186,029      |                |              |                 | 190,000        |
| 3        | BID BOND (Y OR N)                                | Y    |                           |              | Y              |              | Y              |              |                 | Y              |

*MANAGEMENT RECOMMENDATION*
January 31, 2018

Papio-Missouri River Natural Resources District  
8901 South 154th Street  
Omaha, Nebraska 68138  
Attn: Mr. Martin Cleveland, P.E.

RE: NRD O/M Outbuilding  
Contractor Bid Recommendation

Dear Mr. Cleveland,

Avant Architects is in receipt of your Bid Summary and supporting bid documentation for the apparent low bidder, Gingerich Structures, LLC. Based on the information provided, it was noted that two items did not meet project specifications. Columns were noted to be only treated below grade and the gauge of metal siding was less than specified. Based on follow up conversations and clarifications with Kevin Glassburn of Gingerich Structures, LLC, we have found them to have in fact, met or exceeded the project specifications. Columns were actually bid to be fully treated, and the gauge of metal, both for the siding and roofing, will be 26 gauge, better than specified. It was explained that the specification sheet provided with the bid represented their standard specifications and did not note the upgrades specific to this project.

Based on the Bid documentation and our follow up conversations noted above, we hereby offer our recommendation for the award of the project to Gingerich Structures, LLC.

Should you require any further clarification or information do not hesitate to contact us.

Sincerely,

[Signature]

Stephen P. Weber, AIA  
Avant Architects, Inc.
To whom it may concern:

I am writing to clarify a couple of items that differ on the NRD project versus our standard specifications.

1) Our standard sidewall steel states that we use 29 gauge as a standard but on the NRD project all 26 gauge steel will be used on sidewalks and roof

2) Our standard specifications do not spell out the use of treated lumber on the uplift blocks, skirt/sill boards, or the posts along the open side. All of these items will be pressure treated to meet the specifications on the NRD Project

Thanks
Kevin Glassburn-Owner

[Signature]
Example Post Frame Open Front Shed Building