

Agenda Item: 8.

**MEMORANDUM**

TO: Programs, Projects and Operations Subcommittee

FROM: Martin P. Cleveland, Construction Engineer

SUBJECT: Operations & Maintenance Outbuilding Project

DATE: January 26, 2018

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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.

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

**\*MANAGEMENT RECOMMENDATION**

January 31, 2018

**Papio-Missouri River Natural Resources District**

8901 South 154<sup>th</sup> 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.

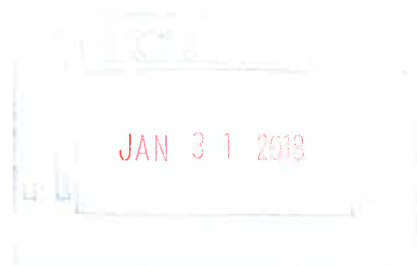
Based on the Bid documentation and our follow up conversations noted above, we hereby offer our recommendation for the award of the project to Gingerich Structures, LLC.

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

Sincerely,



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 sidewalls 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

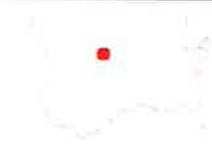
Thanks  
Kevin Glassburn-Owner

A handwritten signature in black ink, appearing to read "Kevin Glassburn", is written over a horizontal line.

# Sarpy County Property Information



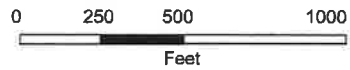
## Location



## Legend

- Tax Parcels**  
**2016 Aerial Photo**
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1: 6,000



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

**Sarpy County GIS**  
1210 Golden Gate Dr.  
Suite 1130  
Papillion, NE 68046  
maps.sarpy.com





THE LOT IS  
PT. NE 1/4  
SEC. 22, T14N, R11E



**GENERAL NOTES**

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE CITY OF OMAHA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2014 EDITION AND ANY REVISIONS OR AMENDMENTS THERE TO SHALL APPLY TO THIS PROJECT, EXCEPT AS MODIFIED BY THESE SPECIFICATIONS, SPECIAL CONDITIONS, AND/OR THE CONSTRUCTION DRAWINGS.
2. EXISTING UTILITIES ARE SHOWN AS A CONVENIENCE FOR THE CONTRACTOR. THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITIES MAY NOT BE INDICATED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE WORK IS STARTED TO VERIFY UTILITY LOCATIONS (ONE CALL 364-5555).
3. SIGNPOSTS SHALL CONFORM TO OMAHA PUBLIC WORKS SIGNPOSTING STANDARDS, SPECIFICATIONS, METHODS & MATERIALS, AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION RECORD DRAWING INDICATING ALL CHANGES IN GEOMETRY, GRADES, ELEVATIONS OR MATERIAL ON THE PROJECT PRIOR TO FINAL ACCEPTANCE.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO COMPLETE THIS PROJECT AND IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES ASSOCIATED WITH THESE PERMITS.
6. THE CONTRACTOR SHALL CONTACT THE SOILS ENGINEER TO OBSERVE THE SIGNORCE PRIOR TO PAVING PAVEMENT TO DELINEATE ANY AREAS WHERE SUBGRADE OVERCROWDING MAY BE REQUIRED.
7. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PROPOSED UTILITY CONNECTIONS WITH THE BUILDING MANUFACTURER.
8. THE INSTALLATION OF UTILITIES MAY REQUIRE THE DISTURBANCE OF EXISTING DRAINAGE AND EROSION CONTROL MEASURES. THESE ITEMS MAY INCLUDE S&I BASINS, LEVEL TERRAINS, INTERCEPTION SWALES, SILT TRAPS AND ROCK CONSTRUCTION ENTRANCES. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE EXISTING SITE CONDITIONS PRIOR TO BEGINNING THE WORK. THE FUNCTION OF THESE ITEMS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION WITH EMPHASIS PLACED ON RESTORING THEIR INTEGRITY PRIOR TO ANY RAINFALL EVENT. AS PART OF THIS CONTRACT, ALL DISTURBED DRAINAGE AND EROSION CONTROL STRUCTURES SHALL BE RESTORED TO GOOD CONDITION AFTER COMPLETION OF THE WORK OR AS DIRECTED BY THE ENGINEER/ARCHITECT.
9. SEE PLAN SHEETS FOR ADDITIONAL NOTES.

▲ SHIFTED BUILDING APPROXIMATELY 20 FEET, ADJUSTED REMOVALS, GRADES, UTILITIES AND PAVING ACCORDINGLY.

**TREE LEGEND**

| SYMBOL                            | BOTANICAL NAME | COMMON NAME        | PLANTING SIZE | HEIGHT | NOTES |
|-----------------------------------|----------------|--------------------|---------------|--------|-------|
| <b>ACCEPTABLE EVERGREEN TREES</b> |                |                    |               |        |       |
| ●                                 | PIECA PINUS    | COLONIAL SPRUCE    | 8'-17' Ht.    | 40     | 2B    |
|                                   | PIECA STROBUS  | EASTERN WHITE PINE | 8'-17' Ht.    | 75     | 5B    |
|                                   | PIECA ABIES    | NORWAY SPRUCE      | 8'-17' Ht.    | 50     | 4B    |
|                                   | PIECA CLAUCA   | BLACK HILLS SPRUCE | 8'-17' Ht.    | 40-60  | 1B-2B |

**PAPPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT**  
 8901 S. 154th Street  
 Omaha, NE 68138-3621  
 402-464-6732  
 www.pappioed.org

**CONTROL POINTS**

| CONTROL POINT #5 | CONTROL POINT #100 | CONTROL POINT #358 |
|------------------|--------------------|--------------------|
| 1/2" REBAR       | 5/8" REBAR         | 5/8" REBAR         |
| N 86175.58       | N 86181.53         | N 87333.29         |
| E 62725.90       | E 64024.04         | E 64015.27         |
| ELEV 1148.07     | ELEV 1153.74       | ELEV 1154.27       |

**BENCHMARK NOTE**  
 ELEVATIONS SHOWN ARE DERIVED FROM THE MAIN REFERENCE NETWORK: NAVD83  
 #7 GLOBE-12A

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

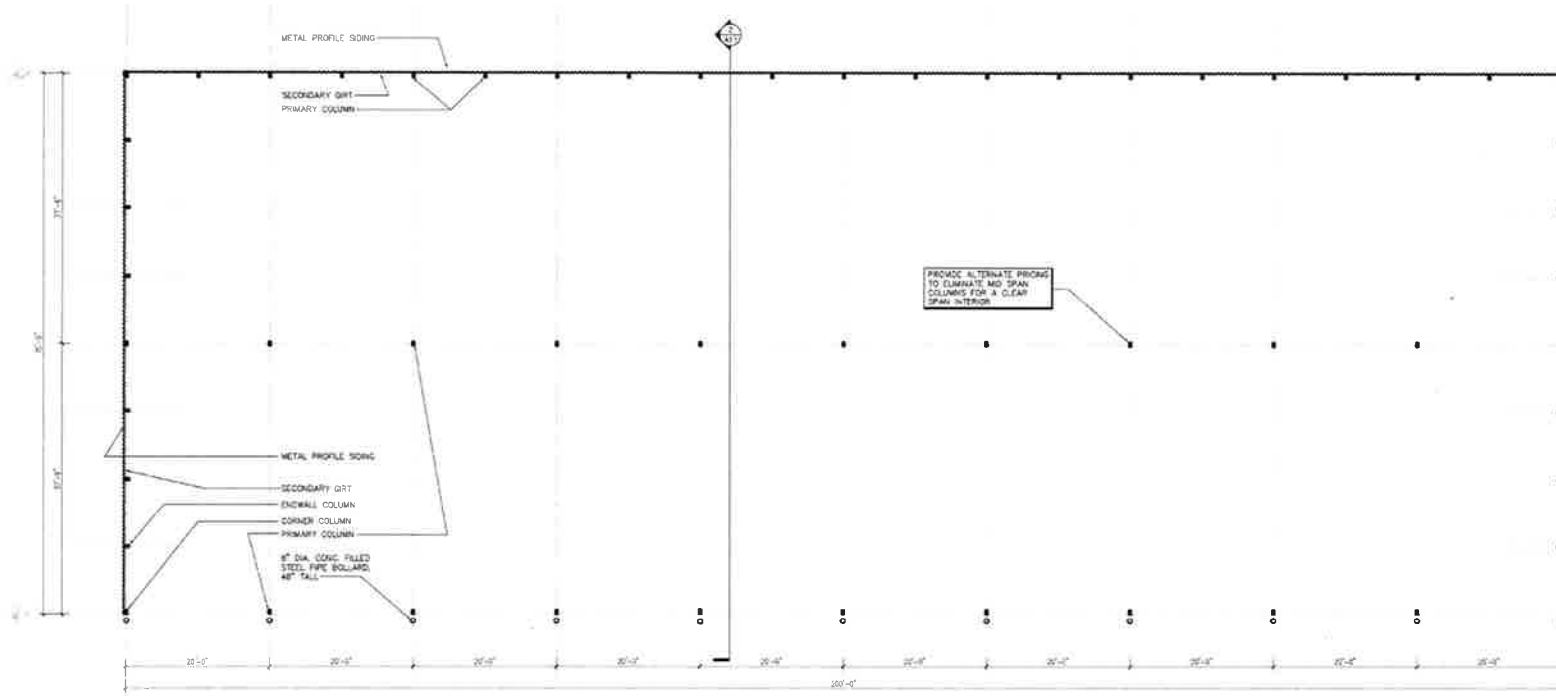
**LAMP RYNEARSON & ASSOCIATES**  
 14210 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2027  
 402-486-2488 | 402-486-2733  
 www.lra.com

**P.M.R.N.R.D. OPERATIONS AND MAINTENANCE - OUTBUILDING**  
 SAREPY COUNTY, NEBRASKA

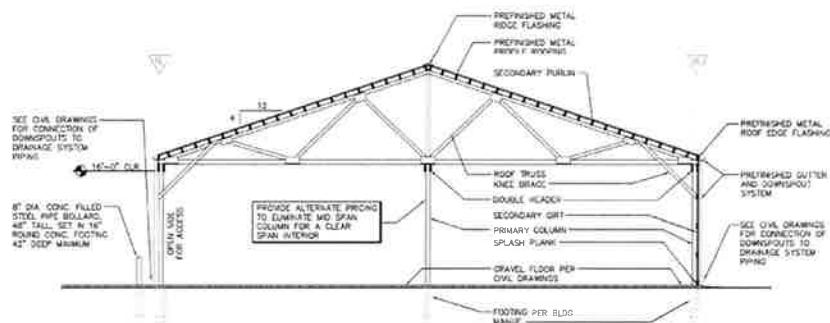
**SITE LAYOUT AND BUFFER PLAN**



**811**  
 Know what's below.  
 Call before you dig.



**1 Floor Plan**  
 SCALE: 1/8" = 1'-0"



**2 Building Section**  
 SCALE: 1/8" = 1'-0"



12-21-2017  
**Papio-Missouri  
 River NRD**  
 O&M Outbuilding  
 8901 S. 154th Street  
 Omaha, Nebraska 68138

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Date: December 21, 2017

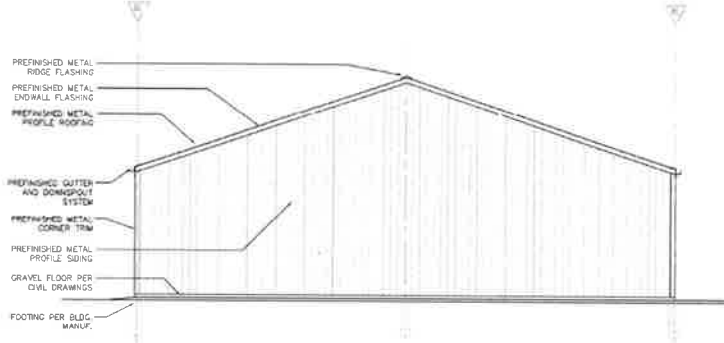
Project No: 17-036

Revisions:

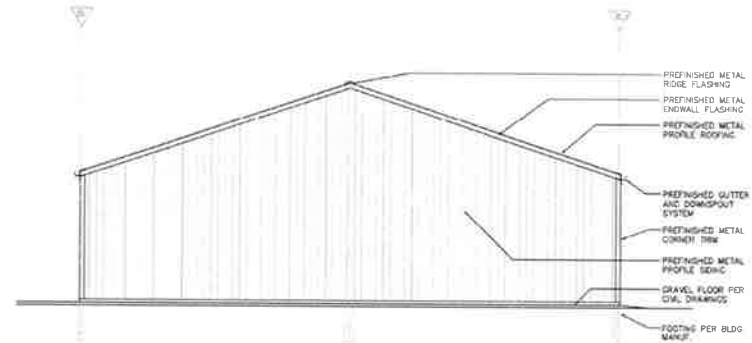
**avant**  
 architects  
 planning architecture interiors

3327 North 167th Street  
 Omaha, Nebraska 68138  
 P 402.493.8611  
 F 402.493.8628

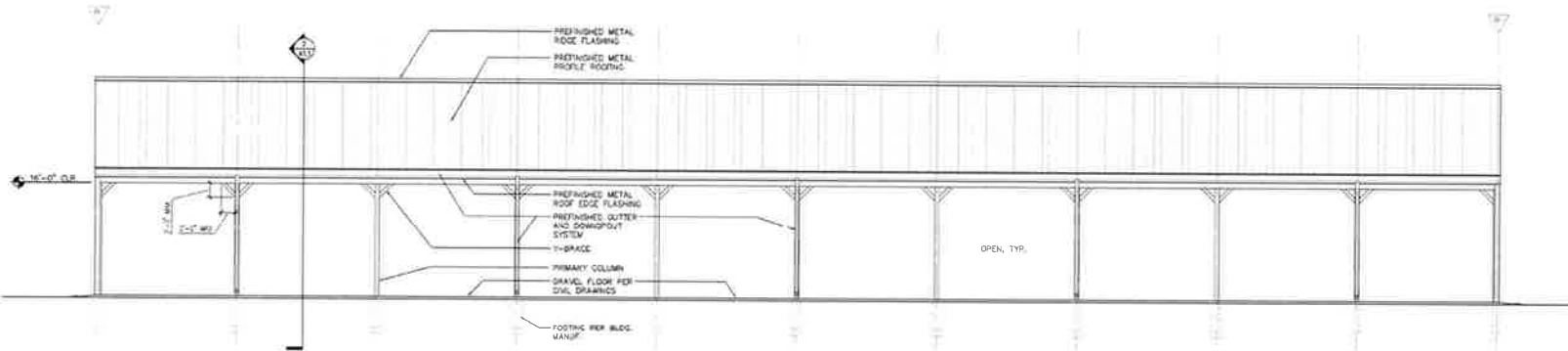
Sheet No.  
**A11**



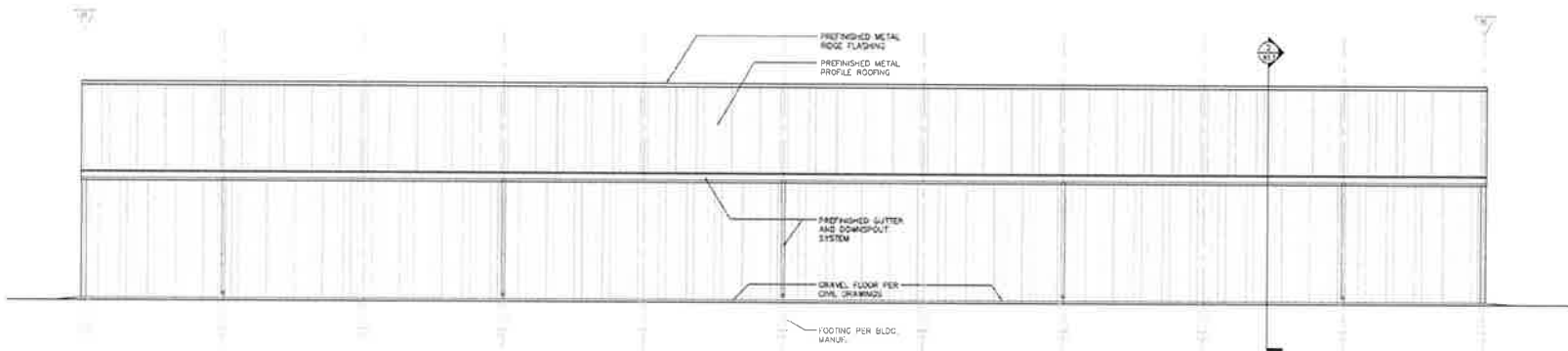
**3 South Elevation**  
SCALE: 1/8" = 1'-0"



**4 North Elevation**  
SCALE: 1/8" = 1'-0"



**2 East Elevation**  
SCALE: 1/8" = 1'-0"



**1 West Elevation**  
SCALE: 1/8" = 1'-0"



**Papio-Missouri River NRD**  
O&M Outbuilding  
8901 S. 154th Street  
Omaha, Nebraska 68138

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Date: December 21, 2017  
Project No: 17-036  
Revisions:



Sheet No.

**A1.2**





**Example Post Frame Open Front Shed Building**