

Agenda Item: 8.

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee
FROM: Heather Borkowski, Purchasing Agent
SUBJECT: Renovation of Chalco Hills Park Residence Bids
DATE: March 2, 2015

After Board approval December 11th for the renovation of the Chalco Hills Park Residence, bid packets were compiled and sent to 10 contractors in the Omaha area. The project was advertised in the Omaha World Herald on February 11th and 18th. A site showing on February 17th was attended by three contractors. A concern that was raised during the site showing was the level of detail that was requested in the bid documents.

On February 27th at 2:00 p.m., bids were received and opened in the District's Office for the renovation of the Chalco Hills Park Residence. Bids were received from one contractor with a total price of \$43,039, including the Alternate Option. The total base bid came to a total of \$37,694.50. Bid summary sheets are attached for your review.

This phase of the project was originally estimated to cost \$45,400. Management recommends approval of the low and best bid of \$43,039 from Prestige Construction Inc. to include the Alternate Option.

Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute a contract with Prestige Construction Inc. for the renovation of the Chalco Hills Recreation Area Park Residence in the amount of \$43,039.

Contractor: Prestige Construction Inc.

Task	Quantity	Unit Price	Bid Price
A. Exterior			
Removal of existing deck including base framing, saving covered roof area.	235	\$5.00	\$1,175.00
Replace all wiring & install in conduit.	50	\$6.00	\$300.00
Concrete: pour 4" slab in place of deck	235	\$6.00	\$1,410.00
Concrete: pour steps for rear entry doors 4' x 1'	2	\$200.00	\$400.00
3' entry door with two 12" sidelights.* including installation	1	\$2,100.00	\$2,100.00
Concrete: remove & re-pour front entry to meet code requirement. 6' x 1' step	1	\$525.00	\$525.00
Total			\$5,910.00

B. Windows			
26.5" x 30.5" with screen, casement	1	\$298.00	\$298.00
26.5" x 30.5" with screen, casement	3	\$298.00	\$894.00
26.5" x 30.5", stationary	3	\$217.00	\$651.00
26.5" x 57.5" with screen, casement	7	\$372.00	\$2,604.00
26.5" x 57.5", stationary	3	\$265.00	\$795.00
31" x 21" with screen, basement slider	5	\$163.00	\$815.00
2" x 6" Green Treated boards for window frames	200	\$1.00	\$200.00
2" x 4" Green Treated boards for window frames	100	\$1.00	\$100.00
Labor: Removal & Installation	22	\$250.00	\$5,500.00
Total			\$11,857.00

C. Interior Main Level			
Replace step plate at doorway in garage	1	\$60.00	\$60.00
Carpet & Pad (new) Medium Grade*	130	\$20.00	\$2,600.00
Labor: Removal & Installation	1	\$1,450.00	\$1,450.00
Paint All Ceilings (1 coat) Eggshell finish*	1500	\$0.45	\$675.00
Paint All Walls (2 coats) Eggshell finish*, to include removing all wallpaper	1	\$2,984.00	\$2,984.00
Paint All Existing Woodwork (1 coat primer, 2 coats finish) to include all doors and trim around all windows, doors, closets and base boards Semi-gloss finish*	1	\$2,380.00	\$2,380.00

New Hollow-Core Prehung Door 30" x 80" (Master Bedroom), painted Semi-gloss finish*	1	\$100.00	\$100.00
Master Bathroom: Including Installation			
Fiberglass 30"x32" shower unit, new*	1	\$300.00	\$300.00
30" vanity & top, including faucet, new*	1	\$300.00	\$300.00
Shower valve* & trim	1	\$100.00	\$100.00
Toilet	1	\$100.00	\$100.00
¼" Cement Underlayment	42	\$0.80	\$33.60
Tile Flooring, Ceramic 12" x 12" Tiles*	42	\$1.50	\$63.00
Thinset mortar, 1 gallon	1	\$20.00	\$20.00
Grout*	1	\$20.00	\$20.00
Labor: Removal	1	\$2,500.00	\$2,500.00
Hallway Bathroom: Including Installation			
30" vanity & top, including faucet, new*	1	\$300.00	\$300.00
Toilet	1	\$100.00	\$100.00
¼" Cement Underlayment	28	\$0.80	\$22.40
Tile Flooring, Ceramic 12" x 12" tiles*	28	\$1.50	\$42.00
Thinset mortar, 1 gallon	1	\$20.00	\$20.00
Grout*	1	\$20.00	\$20.00
Labor: Removal	1	\$1,800.00	\$1,800.00
Total			\$15,990.00

D. Interior Lower Level

Removal of all flooring & tack strip to concrete	800	\$1.00	\$800.00
Removal of ceiling, leaving framing	1050	\$0.75	\$787.50
Removal of walls, including framing, drywall & wall coverings	450	\$2.50	\$1,125.00
Removal of bathroom fixtures: toilet, shower, & vanity – cap plumbing	1	\$500.00	\$500.00
Removal of electrical wiring and re-wire per code for lighting in furnace room	1	\$500.00	\$500.00
Wire & install pull chain lights	3	\$75.00	\$225.00
Total			\$3,937.50

E. Alternate Option

Close Wall Opening between Family and Living Rooms to include framing and drywall	41	\$3.50	\$143.50
Replace base of cabinet under kitchen sink	5	\$10.00	\$50.00

Paint all existing kitchen cupboards (1 coat primer, 2 coats finish) Semi-gloss finish*	1	\$1,000.00	\$1,000.00
New 40 gallon Hot Water Heater	1	\$500.00	\$500.00
Installation	1	\$300.00	\$300.00
Tile Flooring, Ceramic 12" x 12" Tiles*			
Kitchen/Laundry	217	\$1.50	\$325.50
Entryway	77	\$1.50	\$115.50
Grout*	1	\$20.00	\$20.00
1/4" Cement Underlayment	300	\$0.80	\$240.00
Thinset mortar, 5 gallon	1	\$100.00	\$100.00
Labor: Installation	1	\$2,200.00	\$2,200.00
Chimney Cleanout Door, including installation	1	\$350.00	\$350.00
Total			\$5,344.50
Contractor's Estimate			
Total Base Bid			\$45,400.00
Total Bid Price, including Alternate			\$37,694.50
			\$43,039.00

Omaha Media Group LLC

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March 6, 2015

To Whom It May Concern:

I write this letter in recommendation Prestige Construction as a general contractor. I had the pleasure of working with Mr. McBride on the renovation of our sales offices in 2011, the construction of our new West Omaha Management Studio 2012, the 3 renovations addition phases we have gone through since 2012, and look forward to our upcoming corporate office build out on West Dodge Street in in 2016.

Throughout the course of each project, Mr. McBride was a consummate professional. He was accurate in his initial assessment of the scale and cost of each project. He was absolutely clear in his record keeping and time log. He chose and managed his sub-contractors well. Our job was done with care and precision.

In addition, they are extremely clean and tidy in the workplace. Mr. McBride and his team never left any of our worksites in disarray. Never once during any phases of any of our construction projects did they forget to vacuum and clean up after themselves. Mr. McBride and his team took special care to prevent any of the job dust from trailing throughout our office spaces.

I can recommend Prestige Construction highly and without reservation.

Brad Nietfeldt



President

Omaha Media Group LLC