

Memorandum

To: Programs, Projects and Operations Subcommittee

From: Ralph Puls, Michael Alley, Alley-Poyner Macchietto Architecture

Date: August 2, 2010

Re: Bids for Washington County Service Center

On Wednesday, July 28, sealed bids for the construction of the Washington County Service Center were opened; the results of the bid opening are shown in the table below. This project began with the selection of the architectural firm, Alley-Poyner Macchietto Architecture, by the Board of Directors at their May 14, 2009 meeting. The Board authorized the General Manager to execute a professional services contract with Alley-Poyner Macchietto for the architectural design and other services necessary for the construction of a Natural Resources Center in Blair.

The project consists of building a facility to house the District's Rural Water employees and USDA agencies including the Farm Service Agency (FSA), the Natural Resources Conservation Service (NRCS) and the NRCS Wetland Team. Currently the FSA, NRCS and the District's Rural Water employees occupy space in the District's office in Blair. The recent addition of Rural Water employees working out of the Blair office and the plans to relocate the NRCS Wetland Team to a location in Blair, have led to a need for office space larger than the current facility provides.

The facility would provide the convenience to the public of having a One-Stop-Service Center. The facility would also make the agencies housed more efficient and effective since they work closely together on programs and projects. The District has two employees that work in the NRCS office, the District's Washington County Field Representative and the District's Program Assistant. Both of these employees are assigned to work with the NRCS through a long standing Agreement with the NRCS; the same Agreement that assigns District employees to work with the NRCS in the other counties within the P-MRNRD. Planning with these agencies resulted in the design of a 10,125 square foot facility with an estimated cost of \$1,867,500.

On January 21, 2010, the NRCS sent out a Solicitation For Offers (SFO) for office space for the FSA and NRCS. The District submitted a lease proposal to provide the 4,275 square feet of office space required by the USDA agencies. The lease would be for a term of 10 years at a rate of \$17 per square foot with utilities and maintenance costs included. At their June 9, 2010 Board of Directors meeting, the Board approved the minutes of the Executive Subcommittee that authorized the execution of a lease to provide office space requested by the USDA.

| Company | Bid Price |
|----------------|-------------|
| Fauss Const. | \$1,899,000 |
| MCL Const. | \$1,930,000 |
| Construct Inc. | \$1,940,000 |
| Weitz | \$1,995,000 |
| Prairie Const. | \$1,961,000 |
| Meco-Henne | \$1,965,000 |

| | |
|--------------------|-------------|
| Nelson Hill | \$1,999,000 |
| DR Anderson | \$2,047,000 |
| Vrana | \$2,071,000 |
| Lacey Const. | \$2,120,275 |
| All Purpose Const. | \$2,270,000 |

As noted above, sealed bids for the construction of the facility were opened on July 28. It has been determined that Fauss Construction from Hooper, Nebraska, submitted the lowest and best bid of \$1,899,000; the architect's estimate for the facility is \$1,867,500. If awarded the contract, it is anticipated that Fauss Construction would be given a Notice to Proceed by September 1, 2010, with construction completed and the facility available for occupancy by June 1, 2011.

Attached is a letter from Alley-Poyner Macchietto stating that Fauss Construction's references check out and that they found no cause not to accept their low bid. Also attached to the letter are the contractor's references, their qualification statement, the contractor's personnel and the contractor's projects in process and completed.

Also attached is the facility floor plan, views of the exterior of the facility, and a drawing of the lot showing parking and landscaping.

- **Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute a contract with Fauss Construction Company for \$1,899,000, subject to approval as to form by District legal counsel.**

August 4th, 2010

Michael D. Alley
Perry L. Poyner
Albert T. Macchietto

Ralph Puls
Papio-Missouri River NRD
8901 S. 154th St.
Omaha, NE 68138

RE: Papio NRD – Washington County Service Center

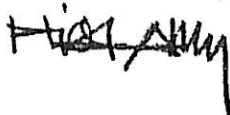
Dear Mr. Puls,

After checking the references for Fauss Construction of Hooper, NE, we have found no cause not to accept their low bid. Although our firm has no direct experience with them, they have successfully completed many projects of similar scope, size, and cost.

Attached you can find the following documents;

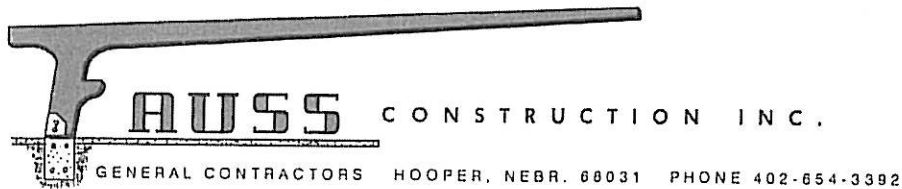
Contractor References
Contractors Qualifications Statement
Contractors Personnel
Contractors Projects In Process and Completed

Sincerely,



Michael Alley, AIA, NCARB
Principal

ALLEY POYNER MACCHIETTO ARCHITECTURE, P.C.



August 3, 2010

Papio-Missouri River Natural Resources District
8901 S. 154th Street
Omaha, Ne 68138

References:

Wahoo Public Schools

Ed Rastovski
2201 North Locust Street
Wahoo, Ne 68066
Phone: 402-430-5837 erastovski@aol.com
Project: High School Remodel and Elementary School Addition
Value: \$613,661.00

First Nebraska Bank

Lydell Woodbury
232 North Spruce Street
Valley, Nebraska 68064
Phone: 402-359-2281 lwoodbury@firstnebraskabank.com
Project: First Nebraska Bank – new facility
Value: \$1,152,221.00

Wisner Pilger Public Schools

Alan Harms
801 18th Street North
Wisner, Nebraska 68791
Phone: 402-529-3248 aharms@esu2.org
Projects: Cost projections for new Elementary School Bond Issue 2010, HVAC renovation 2009, Gym and weight room addition 2005,
Value: \$2,754,084

AIA[®] Document A305[™] – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: Papio-Missouri River NRD

ADDRESS: 8901 S. 154th St.
Omaha, Ne 68138

SUBMITTED BY: Fauss Construction Inc.

NAME: Ronald L. Fauss, President

ADDRESS: 1059 County Road 20
Hooper, NE 68031

PRINCIPAL OFFICE: 1059 County Road 20, Hooper, NE 68031

- ☒ Corporation
- ☐ Partnership
- ☐ Individual
- ☐ Joint Venture
- ☐ Other

NAME OF PROJECT: *(If applicable)* Papio NRD Resource building

TYPE OF WORK: *(File a separate form for each Classification of Work.)*

- ☒ General Construction
- ☐ HVAC
- ☐ Electrical
- ☐ Plumbing
- ☐ Other: *(Specify)*

§ 1.0 ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor?

65 years

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1.2 How many years has your organization been in business under its present business name?

47 years

§ 1.2.1 Under what other or former names has your organization operated?

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation:

August 9, 1963

§ 1.3.2 State of incorporation:

Nebraska

§ 1.3.3 President's name:

Ronald L. Fauss

§ 1.3.4 Vice-president's name(s):

§ 1.3.5 Secretary's name:

Raymon L. Fauss

§ 1.3.6 Treasurer's name:

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership, if applicable:

§ 1.4.3 Name(s) of general partner(s):

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2.0 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Nebraska and Iowa all General Contract work

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

§ 3.0 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

| | |
|---------------------------|------------------|
| Demolition | Finish Carpentry |
| Earthwork | Caulking |
| Concrete work | Shingle Roofing |
| Structural Steel Erection | |
| Rough Carpentry | |

§ 3.2 Claims and Suits

(If the answer to any of the questions below is yes, attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it? No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract?

(If the answer is yes, attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract: \$3,843,285.00

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

\$7,980,163.00

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

§ 4.0 REFERENCES

§ 4.1 Trade references:

Midwest Door and Hardware Lincoln, NE
Fremont Builders Supply - Fremont, Ne
Arps Red-E-Mix -Fremont, Ne
Christensen Lumber - Fremont, Ne
S.E. Smith Lumber - Blair, Ne
Gerhold Concrete - Fremont, Ne
Millard Lumber - Omaha, NE

§ 4.2 Bank references:

First National Bank Northeast
102 North Main Street
Hooper, NE 68031
402-654-3321
Contact: Mr. Joel Hargens

§ 4.3 Surety

§ 4.3.1 Name of bonding company:

Merchants Bonding Company
2100 Fleur Drive, Des Moines, IA 50321

§ 4.3.2 Name and address of agent:

Gene Lilly Bonds and Insurance
Box 30553
Lincoln, NE 68503-0553

§ 5.0 FINANCING

§ 5.1 Financial Statement

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

- .1 Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);
- .2 Net Fixed Assets;
- .3 Other Assets;
- .4 Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); and
- .5 Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

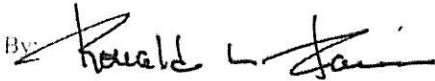
§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

§ 6.0 SIGNATURE

§ 6.1 Dated this 3rd day of August 20 10

Name of organization: Fauss Construction Inc.

By: 

Title: President

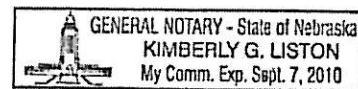
§ 6.2

Mr. Ronald L. Fauss being
duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be
misleading.

Subscribed and sworn before me this 3 day of August 20 10

Notary Public: 

My commission expires: September 7, 2010



CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

3.6**PERSONNEL**

| | | |
|-----------------|---|-----------------|
| Ron Fauss | President & General Manager | 55 years |
| Raymon Fauss | Project Manager | 24 years |
| | Job Superintendent | 4 years |
| | Carpenter, concrete finisher | <u>4 years</u> |
| | Total | 32 years |
| Kim Liston | Office Manager, Contract Administrator | |
| | Cost Reports, bookkeeping | |
| | Material scheduling & ordering | |
| | Total | <u>22 years</u> |
| Carol Heinke | Administrative Assistant | 3 years |
| Brent Ruether | Estimator | 2 year |
| | Carpenter, concrete finisher | <u>2 years</u> |
| | Total | 4 years |
| Brian Osterloh | Job Superintendent | 9 years |
| | Carpenter, concrete finisher, welder | <u>12 years</u> |
| | Total | 19 years |
| Nick McCafferty | Job Superintendent | 8 years |
| | Finish carpenter, concrete finisher, welder | <u>4 years</u> |
| | Total | 12 years |
| Nick Ringle | Job Superintendent | 4 years |
| | Carpenter, concrete finisher, welder | <u>2 years</u> |
| | Total | 6 years |
| Nathan Meyer | Job Superintendent | 1 year |
| | Carpenter, concrete finisher, welder | <u>1 year</u> |
| | Total | 2 years |

3.4 CONSTRUCTION PROJECTS IN PROCESS as of August 3, 2010

| PROJECT | OWNER | ARCHITECT | CONTRACT | % COMPLETE | COMPLETION DATE |
|--|-----------------------------------|---------------------------|-------------|---------------|--------------------|
| Florence Library Renovation | City of Omaha | RDG Planning & Design | \$806,000 | 8% | December 2010 |
| Elkhorn Apartments | Mi-Car | Bob Engel & Associates | \$1,227,101 | 86% | September 2010 |
| Yutan Public Schools Classroom Addition | Yutan Public Schools | Purdy Slack | \$1,177,484 | 91% | August 2010 |
| Wilber Clatonia HVAC Renovation | Wilber Clatonia Public Schools | ETI | \$632,700 | 83% | August 2010 |

3.5**PROJECTS COMPLETED SINCE 2005**

| PROJECT | OWNER | ARCHITECT | CONTRACT AMOUNT | DATE OF COMPLETION | % OF WORK DONE WITH OWN FORCES |
|---|---------------------------------------|---------------------------|--------------------|-----------------------|---|
| Pender Public School ADA Restrooms | Pender Public Schools | BVH | \$65,110 | 2010 | 50% |
| Schuyler Housing Improvements | Schuyler Housing Authority | Gilmore & Associates | \$95,200 | 2010 | 55% |
| Oakland Swimming Pool Improvements | Oakland, Iowa | Snyder & Associates | \$313,100 | 2010 | 40% |
| First Nebraska Bank New Building | First Nebraska Bank | Don Peters | \$1,152,221 | 2010 | 70% |
| East Campus Medical Office Building | Health Care Professionals | HDR Architects | 1,885,132 | 2010 | 40% |
| Wahoo Public School Addition/Remodel | Wahoo Public Schools | DLR Group | \$613,661 | 2009 | 60% |
| Good Samaritan Nursing Home Remodel | Good Samaritan Evangelical Society | Private | \$28,400 | 2009 | 70% |
| Fremont Chamber Remodel | Fremont Chamber of Commerce | Bahr Vermeer Haecker | \$271,919 | 2009 | 65% |
| Thurston County Courthouse Addition | Thurston County | JEO | \$772,123 | 2009 | 60% |
| Pyrtle Elementary School | Lincoln Public Schools | Studio 951 | \$1,168,000 | 2009 | 45% |
| Columbus Lakeview School Addition | Lakeview School District | Joseph Hewgley | \$2,024,818 | 2009 | 55% |
| Carter Lake Administration Building | City of Carter Lake | HGM & Associates | \$2,944,181 | 2009 | 40% |
| Pender Public Schools ADA Restroom | Pender Public Schools | BVH | \$48,600 | 2009 | 30% |
| Scribner Public School ADA restroom | Scribner Public Schools | Carlson West Povondra | \$57,145 | 2009 | 30% |
| Hooper Concession Stand | City of Hooper | Private | \$40,713 | 2009 | 30% |
| Pierce County Courthouse | Pierce County | Gilmore and Associates | \$255,392 | 2008 | 40% |
| Schuyler High School Addition | Schuyler Public Schools | Joseph Hewgley | \$565,194 | 2008 | 45% |
| North Bend Elementary School | North Bend Public Schools | BVH | \$317,290 | 2008 | 30% |

3.5 PROJECTS COMPLETED SINCE 2005 continued

| PROJECT | OWNER | ARCHITECT | CONTRACT AMOUNT | DATE OF COMPLETION | % OF WORK DONE WITH OWN FORCES |
|---|---------------------------------------|---|-----------------|--------------------|--------------------------------|
| Good Shepherd Lutheran Church addition | Good Shepherd Church | Prochaska & Associates | \$2,318,609 | 2008 | 40% |
| Plattsmouth Fire Station | City of Plattsmouth | Prochaska & Associates | \$1,474,500 | 2008 | 45% |
| Ponca State Park Cabin | State of Nebraska | Holland Basham | \$267,100 | 2007 | 30% |
| Gretna Existing Elementary | Gretna Public Schools | DLR | \$1,047,500 | 2007 | 35% |
| Fremont Airport Hangar | City of Fremont | City of Fremont | \$330,021 | 2007 | 30% |
| Valley Fire Station | City of Valley | Vrtiska Architectural | 368,760.50 | 2007 | 30% |
| Arbor Park Middle School Addition | Blair Community Schools | DLR Group Inc. | \$947,910 | 2007 | 45% |
| Schuyler Well House | City of Schuyler | JEO | \$64,300 | 2007 | 30% |
| Good Shepherd Skilled Care Nursing Remodel | Good Shepherd Lutheran Community | Calvin L. Hinz | \$728,511 | 2007 | 45% |
| Ponca Public Library Addition to existing | City of Ponca | M+ Architects | \$274,990 | 2006 | 30% |
| Trinity Lutheran Church, Fellowship Hall | Trinity Lutheran Church, Blair | Bob Engel & Associates | \$417,156 | 2006 | 25% |
| St Patrick's Church New Church | St. Patrick Church Tekamah, Ne | Peters & Associates | \$1,664,465 | 2006 | 35% |
| Logan View School Addition/Fire Sprinkler | Logan View Public Schools | BVH, Lincoln | \$1,237,000 | 2006 | 20% |
| Tony Bromm Residence | Tony Bromm, Oakland, Ne | Private | \$618,052 | 2006 | 40% |
| Lyons Library New Library | City of Lyons | DLR Group | \$524,035 | 2006 | 35% |
| St. Paul's Lutheran Church Remodel & Addition | St. Paul's Lutheran Church, Arlington | Architectural Design & Associates, P.C. | \$777,249 | 2005 | 30% |
| Wisner-Pilger High School Addition | Wisner-Pilger School District | DLR Group | \$2,754,084 | 2005 | 28% |
| Regency Square Nursing Care | RVP Enterprises | Architectural Design Associates | \$862,628 | 2005 | 45% |



Proposed Building
Scale: Not to Scale

PROJECT NUMBER: 09006 - Blair Service Center Office Facility

FILE LOCATION: 09006 - Poplar NRD - Blair Service Center Office Facility _ Drawings _ Current Set_xr_9006

DATE: March 1, 2010

ALLEY • POYNER
MACCHETTO

3511 Curran Street
Chicago, IL 60642
PH: 402.341.7512
FX: 402.341.7513
info@alloy.com



Proposed Building
Scale: Not to Scale

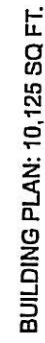
PROJECT NUMBER: 09006 - Blair Service Center Office Facility

FILE LOCATION: 09006 - Papio NRD - Blair Service Center Office Facility _ Drawings _ Current Set_xr_9006

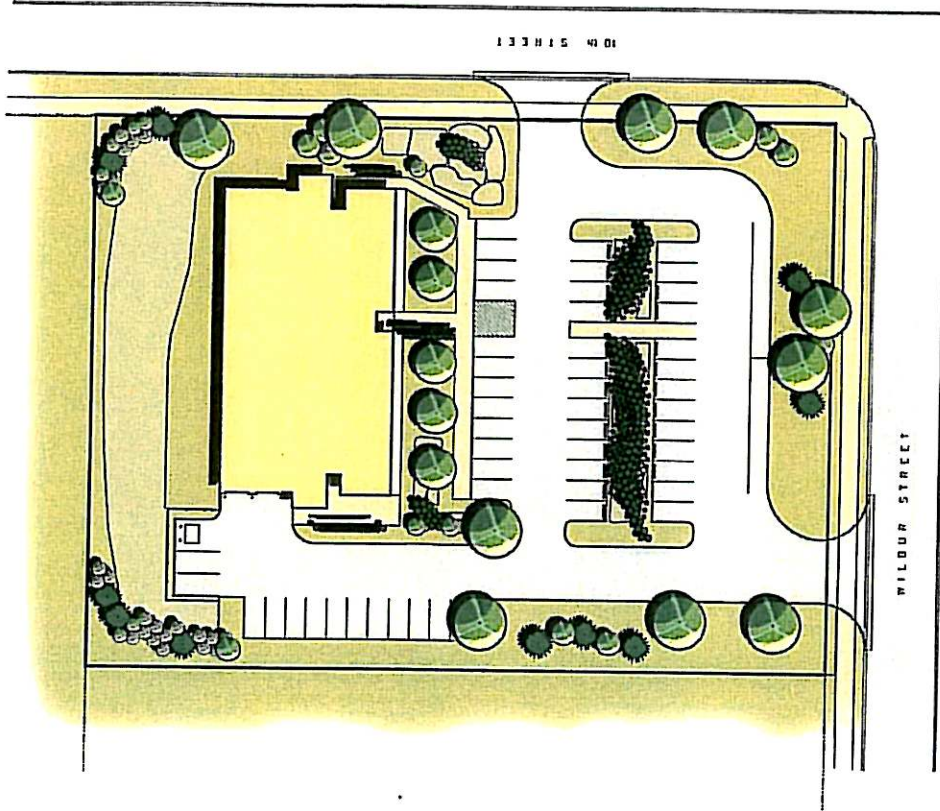
DATE: March 1, 2010

ALLEY-POYNER
MACCHIETTO

1314 County Street
Omaha, NE 68102
PH: 402.341.1544
FX: 402.341.4735
info@apn.net



1516 Curtis Street
Omaha, NE 68102
Ph: 402.341.1544
Fax: 402.341.4735
cfo@paynor.com



Proposed Building
Scale: Not to Scale

PROJECT NUMBER: 09006 - Blair Service Center Office Facility

FILE LOCATION: 09006 - Poplar NRD - Blair Service Center Office Facility _ Drawings _ Current Set _ 9006

DATE: March 1, 2010

ALLEY-POYNER
MACCHIETTO

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