

LYON COUNTY AUDITORS OFFICE
August 11, 2017

ROCK RAPIDS, IOWA

Chairman Randy Bosch convened the adjourned session with Peters, Bosch, Behrens, Koedam and Michael (via phone) present. Motion carried assumes unanimous vote unless otherwise stated.

The minutes of the July 31, 2017 meeting were reviewed. Motion made by Behrens to approve minutes, seconded by Peters. Motion carried.

The Board is meeting to make a decision on the bids for the project within the 30 day window of bid opening. Dave Jorgenson, Baker Group was present to answer any questions the Board may have regarding the bids for the courthouse improvement project. Terry Glade, CMBA Architect was also present via phone.

Supervisor Peters asked Jorgenson to lay out the final numbers after the change orders would be done. The courthouse base bid project of new chiller, new boilers, new fan coil units, and work on the dome would come in at \$1,028,601 without the courtroom renovation.

Adding in alternate 2 copper dome would bring the total project to \$1,079,646. This amount would not include the renovation of the court room. This amount would include the roof vapor barrier, contingency fund and the alternate 2 bid for the copper dome. These numbers also include the project manager, architect, and engineer fees.

Supervisor Behrens would like to see the project move forward and include the air handling unit (alternate 1 \$277,192) and understands the implications of spending more on the project. Behrens asked if the Board decided not to do any of the project would the plans and specs be owned by the County. Glade noted that the architect and engineer firms would legally own the plans, but the plans would be available in the future if the project was revisited. Behrens also asked if there would be anything that should be done in the base project now if the air handling unit would be done in future years. Jorgenson explained that the only recommended item would be to possibly go with the bigger chiller, which is quoted in the base bid already.

Supervisor Bosch asked about the possibility of using the current fan coil units. Jorgenson stated that by the time the units were retrofitted for the new system, the cost of replacing them instead would be a better choice. The current units would need to have new controls put in and wouldn't move as much air as the new units will.

Supervisor Peters mentioned the conversation that Jorgenson and Corey Metzger, Engineer, had regarding putting monitoring equipment in the dome and attic in order to have humidity/temperature numbers. Peters would like to see this equipment put in place next week before the project starts to have numbers both before and after the project. Jorgenson will talk with Metzger to get the equipment and have it placed sometime next week.

Supervisor Michael doesn't disagree that the project is needed, Michael is more concerned with the status of the fund balances of the general basic and general basic sub fund. The estimated ending fund balances for 16/17 were mentioned (GB estimated was \$528,445, actual was \$757,228; GB Sub estimated was \$2,892,569, actual was 2,927,387). The estimated ending balances for FY17/18 for GB was \$385,420 and GB Sub was \$1,448,164. As noted both ended

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the 16/17 FY with a higher balance than estimated. Michael feels that due to the bonding project payment currently coming out of the sub fund, this courthouse project is too much. Supervisor Peters doesn't disagree with Michael, but feels that something needs to be done. The numbers are higher than the Board would like to see, but that doesn't negate the fact that the equipment needs to be replaced.

The Board talked with Jorgenson and Glade regarding the process of change orders to the base bids in order to get the total project down to the \$1,079,646. Jorgenson stated that the change order process would start after the contracts for the base bids were signed. The contractors have all been talked to and are aware that there will be change orders.

Chairman Bosch introduced Resolution 2017-30 containing the base bids and alternates.

RESOLUTION NO. 2017-30 Resolution awarding contracts for the Lyon County Courthouse Improvement Project

WHEREAS, pursuant to notice duly posted in the manner and form prescribed by resolution of the Board of Supervisors (the "Board") of Lyon County, Iowa, and as required by law, bids and proposals were received by this Board for the Lyon County Courthouse Improvement Project (the "Project"); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contracts for the Project;

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Lyon County, Iowa, as follows:

Section 1. The bids for the Project submitted by the following contractors are fully responsive to the plans and specifications for the Project, heretofore approved by the Board, and are the lowest responsible bids received, such bids being as follows:

Section 1 - General Construction:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
Nelson Construction, Sioux City, IA	\$ 86,000
Rejected	\$ 26,100 Alternate 1

Section 2 -Heating, Ventilation, Air Conditioning, Plumbing and Automation:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
Baete-Forseth, Sioux Falls, SD	\$581,800
Rejected	\$ 233,000 Alternate 1

Section 3 - Electrical:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<u>Meyer Electric, Larchwood, IA</u>	<u>\$134,421</u>
<u>Rejected</u>	<u>\$ 14,118 Alternate 1</u>

Section 4 - Roofing:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<u>BBR Boone Brothers Roofing, Sioux City, IA</u>	<u>\$56,998</u>
<u>Rejected</u>	<u>\$ 3,974 Alternate 1</u>
<u>Rejected</u>	<u>\$ 9,440 Alternate 2</u>
<u>Rejected</u>	<u>\$ (4,141) Alternate 3</u>

Section 5 - Painting/Plaster Restoration:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<u>Taylor Painting, Winterset, IA</u>	<u>\$ 41,900</u>

Section 6 - Flooring:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<u>Furniture Mart, Sioux Center, IA</u>	<u>\$ 12,310.90</u>

Section 2. The contracts for the Project are hereby awarded to such contractors at the total estimated costs set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contracts to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidders' written proposals.

Section 3. The Chairperson and County Auditor are hereby authorized and ordered to enter into written contracts with said contractors for the Project, but only after the contractors submit the performance and/or payment bonds which are required by the contract documents, and after the Project Engineers submit a written determination that such surety bonds and other contract documents are satisfactory. No additional Board action shall be required to approve the executed contracts or surety bonds.

Section 4. The amount of each contractor's performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved August 1, 2017.

/s/Randy Bosch
Chairperson, Board of Supervisors

Attest:/s/Jen Smit, County Auditor

Motion by Behrens to approve Resolution 2017-30 showing the base bids as received for the courthouse improvement project, second by Peters. Rollcall vote: District 1 Michael Against, District 2 Koedam Support, District 3 Behrens Support, District 4 Bosch Support, and District 5 Peters Support. Motion carried.

Motion by Peters to **Reject** Alternate 1 bids (Air handling unit), **Approve** Alternate 2 bids (Copper dome), and **Reject** Alternate 3 bids (Sarnafil roof option) and strikethrough rejected bids on Resolution 2017-30, second by Behrens. Rollcall vote: District 1 Michael Against, District 2 Koedam Support, District 3 Behrens Support, District 4 Bosch Support, and District 5 Peters Support. Motion carried.

Jorgenson will make the contractors aware today of the Board's decision. The change order process will start after the contractors have signed the contracts. The change orders will need to be approved by the Board as the project gets started. Jorgenson expects contracts to be signed and ready by the end of next week.

There being no further business there was a motion by Peters, seconded by Koedam to adjourn. Motion carried.

ATTEST _____
County Auditor

APPROVED _____
Chairman