



City of Grand Island

Tuesday, June 12, 2018

Council Session

Item I-3

#2018-168 - Consideration of Approving Bid Award for Edith Abbott Memorial Library Renovation

Staff Contact: Steve Fosselman

Council Agenda Memo

From: Steve Fosselman, Library Director

Meeting: June 12, 2018

Subject: Consideration of Approving Bid Award for Edith Abbott Memorial Library Renovation

Presenter(s): Steve Fosselman, Library Director and Alan Lepler, President, Library Board of Trustees

Background

After a decade of planning in response to changing community needs for library services, preliminary plans for non-city-tax supported public library renovations were presented at the January 17, 2017 City Council study session. At that time, information was provided about funding through a donation from the Myrtle Grimminger estate in the library's 295 Special Projects fund, Grand Island Public Library Foundation fundraising and grants obtained.

Through subsequent City Council approval of a contract with The Clark Enersen Partners, architectural design services were completed based on the following goals:

- Improvements to parking and plaza for easier and safer access with the elimination of through traffic in the entrance area, enhancement of public art civic space, repurposing general seating with creation of an outdoor youth discovery area with a literacy emphasis, and extension of our entrance out into the plaza
- Improvements to meeting and study spaces with lobby repurposed for “meet-ups” and meeting reception/programming, improved technologies in our existing meeting room, adapting a portion of our meeting room for periodic grade-school STEAM (Science, Technology, Engineering, Art and Math) learning, a new videoconference room on the north side of the lobby, and two new test proctoring rooms on the east side of the library
- Improvements for teens and lifelong learners through the creation of a Community Makerspace with high tech equipment such as 3D printer for STEAM learning, a Digital Media Lab that can be used for small group meetings, and an updated teen space with its own small group Teen Teamwork Room

Bid specifications were publicly released in November 2017. All bids exceeded the library's estimate and after several changes the project was rebid in April 2018.

Discussion

Following the May 15, 2018 bid opening and a review of all submitted bids, the Library recommends awarding the construction agreement to Cheever Construction of Lincoln, Nebraska in the amount of \$1,122,400.00 consisting of a base bid of \$1,087,000.00 and \$35,400.00 for Alternate 1 (additional carpeting), which constitutes the lowest bid for this project.

Funding for this construction contract comes from the library's 295 Special Projects fund through a donation from the Myrtle Grimminger estate, grants obtained, and a financial participation agreement between the City of Grand Island and the Grand Island Public Library Foundation. Of the \$1,122,400.00 construction contract, \$622,400.00 is through the Grimminger estate and \$500,000 through the Library Foundation. Beyond the construction contract, this agreement ensures that the Library Foundation finances all costs associated with change orders and procurement of specified furnishings and equipment that are not provided by the Grimminger estate funds and grant funds received by the City.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve this bid award with Cheever Construction, Lincoln, NE.

Sample Motion

Move to approve the contract with Cheever Construction, Lincoln, NE in the amount of \$1,122,400.00 for construction of public library renovations.



Stacy Nonhof, Purchasing Agent

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BID OPENING

BID OPENING DATE: May 15, 2018 at 2:00 p.m.
FOR: Edith Abbott Library Renovation
DEPARTMENT: Library
ESTIMATE: \$1,300,000.00
FUND/ACCOUNT: 29555001-85042
PUBLICATION DATE: April 17, 2018
NO. POTENTIAL BIDDERS: 7

SUMMARY

Bidder:	<u>Mid Plains Construction Co.</u> Grand Island, NE	<u>Duncan Theis Construction, Inc.</u> Kearney, NE
Bid Security:	Universal Surety Co.	Old Republic Surety
Exceptions:	None	None
Bid Price:	\$1,189,800.00	\$1,262,460.00
Alternate 1:	\$ 42,900.00	\$ 38,107.00
Bidder:	<u>Cheever Construction</u> Lincoln, NE	
Bid Security:	University Surety Co.	
Exceptions:	None	
Bid Price:	\$1,087,000.00	
Alternate 1:	\$ 35,400.00	

cc: Steve Fosselman, Library Director
William Clingman, Assistant Finance Director

Marlan Ferguson, City Administrator
Stacy Nonhof, Purchasing Agent

P2049

RESOLUTION 2018-168

WHEREAS, the Grand Island Public Library has completed designs for a renovation to Edith Abbott Memorial Library, 211 North Washington Street; and

WHEREAS, bid specifications were publicly released and bids were reviewed by City personnel for cost effectiveness and capability to satisfactorily complete the project in a timely manner; and

WHEREAS, the library renovation can be constructed by Cheever Construction of Lincoln, Nebraska, for a cost of \$1,122,400.00 consisting of a base bid of \$1,087,000.00 and \$35,400.00 for Alternate 1, which constitutes the lowest bid for this project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the construction agreement of renovation to the Edith Abbott Memorial Library in the total amount of \$1,122,400.00 from Cheever Construction Company of Lincoln, Nebraska is hereby approved.

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Adopted by the City Council of the City of Grand Island, Nebraska, June 12, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
June 8, 2018	☒ City Attorney