



July 10, 2019

To:  
Whitestown Fire Department  
Whitestown Fire Board  
Whitestown Town Council

RE: Bid Overview

On May 22, 2019, and again on May 29, 2019, advertisements to bid for the new Whitestown Fire Department headquarters and Firehouse 272 project were published. All front-end documents, including the bid advertisement, were reviewed by Town legal counsel prior to publishing. A pre-bid meeting for contractors was held on May 30, 2019 at Town Hall. Bids were received on June 18, 2019. All dates are consistent with the publicly advertised schedule. A complete project schedule is attached as Exhibit A to this document.

A total of four general contractors attended the Pre-bid meeting on May 30th, as follows:

1. Boyle Construction
2. Graber Post Buildings
3. Myers Construction
4. Corna Kokosing

A total of four general contractors submitted timely bids. The times that the bids were submitted are as follows:

1. Graber Post Buildings (11:17 AM)
2. Mattcon General Contractors Inc. (12:26 PM)
3. Boyle Construction Management Inc. (12:28 PM)
4. Myers Construction Management (12:29 PM)

We opened the bid at 12:31 PM at town hall. The bid opening was open for public attendance, consistent with the public advertisement and state law. The bids were properly sealed, and the bid forms were read out loud upon opening.

We subsequently reviewed all submitted paperwork included in the envelopes, and we found that all bid forms were correctly included and executed. As presented previously to the Fire Board, the bid request included a variety of alternates in order to provide a menu of options and pricing to be selected. The base bids ranged from \$5,226,400 to \$7,900,000.

The low bidder was Graber Post Buildings. We checked all potential combinations of add/deduct alternates, and Graber Post Buildings was the low bidder in all alternative scenarios. Graber Post Buildings provided total voluntary deduct alternates of \$474,400, meaning the lowest available alternative bid is \$4,752,000. Available deduct alternates include alternate plumbing fixtures, alternate mechanical systems, reduced CMU block, standardized finishes, and an alternate roof plan. Total add alternates available are \$157,900, meaning the highest available alternative bid scenario is \$5,384,300. Available add alternates include solid surface counter tops, scratch resistant paint, additional bathroom tile, bi-fold metal doors, additional



metal stairs, additional cabinets, decorative wainscoting, and alternative lighting. The bid form is attached as Exhibit C.

Please note that, per the bid documents, the bid included a \$50,000 contingency line item, which will be monitored and maintained with Town oversight.

In review of the bidder's financials, the bidder has demonstrated ample financial capability to construct the project. Their stated bonding capacity is approximately \$1 billion.

Considering that (1) the bid was received in a timely manner, (2) the bid is within budget subject to final alternate selection, and (3) the bidder has demonstrated it is qualified to construct the project, it is our recommendation and request that the bid be accepted and approved subject to the following:

1. The final construction contract is reviewed and approved by Town legal counsel and properly executed.
2. The contractor secures appropriate bonding.
3. The final scope does not exceed the project budget.

Town Council approval tonight will allow for the project schedule to be maintained as attached. Upon your approval, I will immediately work with the contractor, architect, and Chief Westrich to finalize project alternates. Immediately upon finalizing scope and final review by Town legal counsel, we will submit a contract to the contractor (substantially in the form we provided in the front-end bid documents) for execution

Thank you for your support during the design and bidding phase of this project. We look forward to an equally successful construction period upon receiving your approval to move forward.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Greg W. Martz'.

Greg W. Martz  
GM Development Companies



## **EXHIBIT A—PROJECT SCHEDULE**



## **Draft Schedule**

**Whitestown Fire Department HQ & Station 272**  
**Updated July 10, 2019**

January 7, 2019—Programming commences

January 7, 2019—Weekly design meetings commence

January 21, 2019—Programming complete

January 21, 2019—Schematic design commences

February 15, 2019—Communication/approval procedures determined

February 25, 2019—Schematic design complete

February 25, 2019—Design Development commences

March 12, 2019—Pre-filing meeting with Town/County representatives

March 25, 2019—Design Development complete incorporating all comments received

March 25, 2019—Construction Drawings commence

March 25, 2019—Budget re-review commences

March 26, 2019—Preliminary front-end documents submitted to BME for review

April 4, 2019—Plan Commission application submittal

April 16, 2019—Technical Advisory Committee meeting

April 25, 2019—Deadline for revisions or additions to plans

May 3, 2019—Public notice deadline

May 6, 2019—Agenda and staff report published

May 9, 2019—Submit proof of public notice

May 13, 2019—Plan Commission public hearing

May 20, 2019—Construction Drawings complete

May 21, 2019—File for permits

May 22, 2019—Bid notices are published

May 30, 2019—Pre-bid meeting

June 18, 2019—Bids received

June 27, 2019—Fully permitted by state

July 10, 2019—Bids accepted by Town Council

July 26, 2019—Notice to proceed delivered to contractor; contracts executed

August, 2019—Submittals

August, 2019—Sitework begins

September, 2020—Construction substantially complete

September/October, 2020—Punchlist

October, 2020—Occupancy



**EXHIBIT B—  
CONTRACTOR SCOPE NARRATIVE**

Graber Post Buildings respectfully proposes constructing the new Whitestown Fire Station #272 and Headquarters with the following Value Engineered Alternates:

- Professional Design Services, when required, for proposed alternates
- Extend Contract Completion Date by 90 days
- Construction Design Release Addendum if required by the Indiana Department of Homeland Security
- The following allowances shall be included:
 

- Monumental Signage	\$15,000.00
- Wayfinding Signage	\$3,000.00
- Building Wall Signage	\$10,000.00
- Interior Room Signage	\$3,000.00
- A/E Contingency	\$50,000.00
- Light Fixture Allowance	\$25,000.00
- Backup Generator & Automatic Transfer Switches	\$45,000.00
- Floor Covering	\$85,000.00
- Casework	\$30,000.00
- Phone Telecom	\$15,000.00
- Low Voltage (Electric Strikes)	\$10,000.00
- All Foundations shall be redesigned by a Professional Engineer in Accordance with all applicable State Building Codes to reflect the proposed construction changes.
- Building Shell:
  - Structural Loading as per Indiana Building Code
  - Shall meet all applicable provisions of the Indiana Energy Code
  - 2x6 Stick Frame Construction; 7/16" OSB Sheathing
  - Floor Framing shall be redesigned using steel, wood and/or a combination thereof. Concrete Floors on the 2<sup>nd</sup> and 3<sup>rd</sup> levels are not included in this proposal.
  - CMU walls to 10' where masonry veneer exceeds 30'
  - No Interior CMU Walls are included
  - Roof Framing redesigned using pre-engineered wood trusses with GPB CR Metal Panels and sloped roofs (typ) along with approximately 900 SF of Flat Roof.
  - Roof deck off Room 304 shall be relocated to a 16' x 24' deck that is over Door 142B
  - R-19 Batt Insulation Walls; R-38 Blown Roof Insulation
  - Exterior Finishes shall be brick veneer and metal wall panels; Limestone and/or Architectural Features and Accents are not included.
  - All trim including Ridge Vent and Soffit
  - Double Pane Low E Pella Windows & 2" Aluminum Framed "Storefront" Windows
  - Guttering & Downspouts
- Building Interior:
  - 6", 4,000 psi Concrete in Vehicular Areas; 4", 4,000 psi all other areas
  - Load Bearing Interior Walls shall be 2x6 Stick Framed; Non-Load Bearing Walls shall be 2x4 Stick Framed (where applicable)
  - Ceiling Finishes: ACP and / or GWB
  - Floor Coverings, Wall Tile, and all non-GWB Wall Coverings covered by Flooring Allowance

- Floor Base as proposed within the Bid Documents
- Interior and Exterior Doors as proposed within the Bid Documents, with slight deviations
- Painted GWB Walls
- Casework, Louver Blinds, and All Countertops by Allowance
- Fire Rated Assemblies may be constructed in any manner that is allowable by applicable State Building Code(s)
- Wood Stairs except Training Tower shall have metal stairs
- 12" Trey Ceiling in the Lobby (Room 102)
  
- Electrical:
  - Light Fixtures by Allowance
  - All Electrical materials and methods shall comply with all applicable Building Codes
  - Aluminum Service Wire
  - Wire type as allowed for by Building Code
  - Hallway Lights and Bathrooms on Occupancy Sensor
  - All other lights on Toggle Switch
  
- Plumbing
  - All Plumbing materials and methods shall comply with all applicable Building Codes
  - All Plumbing Fixtures shall meet ADA Specifications, where required.
  - All Toilets shall be Floor Mounted
  - Water Softener not included
  - Plumbing Supply Lines shall be constructed out of PEX
  - Replace proposed Hot Water Heater with on Demand Tankless Water Heater w/ 40 Gallon Electric Storage Tank
  - 2" Standard Metal Floor Drains and Cleanouts
  - Standard Frostproof Spigots
  
- HVAC
  - All HVAC materials and methods shall comply with applicable Building & Energy Codes
  - Utilize Heat Pumps w/ 2-Stage Furnaces shall be utilized
  - Fresh Air brought into each system with Power Damper and 6" Outdoor Termination
  - Mini-Split Units in the Fitness & IT Rooms
  - Stock Sized Duct Work; Insulated where required by code
  
- Low Voltage Items (Door Access Controls) by Allowance
  
- Communications by Allowance
  
- Site Work:
  - As contained within the Bid Documents
  
- Contingency Allowances as proposed within the Bid Documents except the "Winter Work" & the "Soft Soils Remediation" Contingencies have been eliminated.
  
- No Utility Connection Fees are included in this proposal.
  
- Items specifically excluded include, but are not limited to the following:
  - All mirrors, toilet paper & paper towel dispensers
  - Built in cabinetry
  - 3<sup>rd</sup> Party Testing
  - Commercial Kitchen Hood System
  - Wall covering(s)

- Window coverings
- Fire Alarm
- HVAC Zones
- Appliances
- All FF&E items

This proposal only includes items that are covered by allowances and/or specifically itemized within the proposal. All other items shall not be considered as included with this contract. If a conflict arises over material requirements, the applicable Indiana Building Code shall prevail. All materials and workmanship shall meet, or exceed, all applicable Indiana Building Code(s). Graber Post Buildings shall provide, at no additional cost(s), all required Professional Design Services for any proposed change(s).

**The price to construct the Whitestown Fire Department Headquarters and Station 272 using the above referenced Value Engineered Alternates is Four Million, Seven Hundred Fifty-Two Thousand Dollar (\$4,752,000.00).**

Proposed Alternates:

Alternate #1	Scuff Resistant Paint	\$52,000.00
Alternate #2	(3) - Four Fold Metal Door System FF300 Series Doors	\$105,000.00
Alternate #3	Sealed Concrete Floors on 2 <sup>nd</sup> & 3 <sup>rd</sup> Levels	\$60,000.00
Alternate #4	Upgrade Fire Alarm	\$60,000.00
Alternate #5	640 ft <sup>2</sup> of Roof Deck	\$30,000.00
Alternate #6	Additional CMU Walls	\$22.00 / ft <sup>2</sup>