

**Beringer Ciaccio  
Dennell Mabrey**

04 September 2009

Joe Peplitsch  
City of Lexington  
P.O. Box 70  
406 East 7th Street  
Lexington, Nebraska 68850

RE: LEXINGTON OPPORTUNITY CENTER - PHASE ONE  
BCDM Project No. 4682-02

Dear Joe:

Bids were received for the Lexington Opportunity Center - Phase One project on Friday, September 4, 2009. Per the attached bid tab, five bids were received. The low base bid was submitted by Paulsen, Inc. in the amount of \$802,000. Along with the Base Bid, Alternate Bids were received as follows: Alternate #1 to remodel the Staff Bathrooms (Mens 118 & Womens 119) in the additional amount of \$19,600, Alternate #2 to provide misc repairs and paint the exterior of the building in the additional amount of \$69,000, and Alternate #3 to add recessed lunch tables and frames in the additional amount of \$22,000. In reviewing all the bid amounts and alternate amounts, Paulsen Inc. will remain the lowest bidder regardless of the alternates selected.

We have worked with Paulsen, Inc. on many projects over the years and they have always performed satisfactorily. Therefore, we have no reason to believe the Contractor will not successfully perform on this project. Based on the bid results and our discussions, we recommend a contract be awarded to Paulsen, Inc. At this time, it is my understanding that selection of the alternate's are still being discussed with Lexington Public Schools. Additionally, I also understand that Lexington Public Schools would like to review the bids and alternates at their next school board meeting, in which, they will decide how to proceed.

Once the bids and alternates are reviewed and coordinated, I can assist in recommending the final contract amount to be awarded. Upon your approval, we can proceed with the preparation of contracts. If you need any additional information, please give me a call.

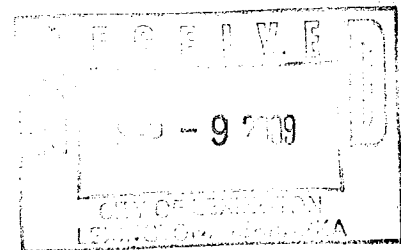
Sincerely,

A handwritten signature in black ink, appearing to read 'Trevor Huffaker', with a long horizontal flourish extending to the right.

Trevor Huffaker  
Beringer Ciaccio Dennell Mabrey

Attachment

c: Todd Chessmore – Lexington Public Schools  
Kevin Strehle – BCDM  
File 4682-02\_2.1



Beringer Ciaccio Dennell Mabrey  
 1015 N. 98th Street  
 Suite 300  
 Omaha, NE 68114

<b>LEXINGTON OPPORTUNITY CENTER PHASE 1</b>		<b>SEPTEMBER 4, 2009</b>			
<b>LPS Early Learning Academy Suite</b>		<b>BID TABULATION</b>			
		<b>BCDM PROJECT NO. 4682-02</b>			
<b>Bidders</b>	<b>PAULSEN INC</b>	<b>SAMPSON CONSTRUCTION</b>	<b>SIMON CONTRACTORS</b>	<b>CENTRAL CONTRACTING CORPORATION</b>	<b>T.L. SUND CONTRACTORS</b>
<b>Lump Sum Base Bid</b>	\$802,000.00	\$879,000.00	\$827,000.00	\$819,000.00	\$995,439.00
<b>Addendum #1</b>	Yes	Yes	Yes	Yes	Yes
<b>Bid Security (5%)</b>	Yes	Yes	Yes	Yes	Yes
<b>Prime Subcontractors (Electrical and Mechanical)</b>	Snell (Mech) Fagot (Elec)	Snell (Mech) Fagot (Elec)	Snell (Mech) Fagot (Elec)	Snell (Mech) Fagot (Elec)	Snell (Mech) Fagot (Elec)
<b>Alternates (See below for complete description)</b>					
1. Mens 118 and Womens 119 Remodel.	\$19,600.00	\$27,000.00	\$22,500.00	\$21,400.00	\$27,500.00
2. Prep, tuckpoint and paint the building's exterior walls.	\$69,000.00	\$55,500.00	\$62,500.00	\$63,700.00	\$55,975.00
3. Furnish and install lunch tables and frames.	\$22,000.00	\$20,500.00	\$21,600.00	\$23,700.00	\$24,900.00
<b>Unit Prices</b>					
1. Solid tuckpointing of CMU (smooth) masonry, includes grinding. (\$ / LF)	\$5.00	\$5.00	\$6.00	\$5.05	\$5.00
2. Solid tuckpointing of brick masonry, includes grinding. (\$ / LF)	\$5.00	\$5.00	\$6.00	\$5.05	\$5.00
3. Repair existing control joint. (\$ / LF)	\$8.00	\$7.50	\$8.00	\$7.90	\$4.00
4. Install new soft joint. (\$ / LF)	\$8.00	\$7.50	\$9.00	\$2.00	\$8.00
<b>Voluntary Substitutions</b>	N/A	N/A	N/A	N/A	N/A

<b>Alternate Descriptions</b>
1. Per base bid, all finishes, plumbing fixtures and toilet accessories at Mens 118 and Womens 119 shall remain existing. Per alternate #1, provide new finishes, plumbing fixtures and toilet accessories. Coordinate with interior room finish schedule for finishes and with plumbing plans for new plumbing fixtures.
2. Per base bid, exterior building finish shall remain existing. Per Alternate #2, prep all surfaces to receive a new wall coating. See exterior building elevations for extents of new wall coatings including selected colors. Coordinate wall coating with spec section 09900 & 09999. Additionally, per Alternate #2; contractor shall include 1500 lineal feet of tuckpointing and repair all control joints.
3. Per base bid, exterior wall of Lunch / Indoor Play area 114 shall be type 5.1a as noted on the plans. Per alternate #3, provide a wall type 7.1a in lieu of 5.1a. Additionally, finish face of wall shall be 1'-0" from face of existing masonry wall. Within the type 7.1a wall, furnish and install lunch tables. Lunch tables shall be manufactured by Palmer Hamilton LLC, or approved equal. Provide (2) model 86r031424 units, and (3) 86r031412 units. Final layout to be provided by architect upon approval of alternate.

Resolution  
For Remodeling of Opportunity Center  
For Use by the Lexington Public Schools  
Early Learning Academy

WHEREAS, The City of Lexington, hereinafter called City, and the Lexington Public Schools, hereinafter called District, feel it is for the mutual benefit of both entities for the District to rent the space in the Opportunity Center for educational purposes and the parties agree that this Resolution will constitute a rental agreement for the sum herein specified, in perpetuity, unless terminated by the mutual agreement of both parties; and

WHEREAS, The City has agreed to remodel the Opportunity Center according to specifications that have been prepared by the City and approved by the District; and

WHEREAS, The District has agreed to pay a one time rental fee, in installments, during the construction period to City in consideration for the City's agreement that it will remodel the Opportunity Center according to the specifications prepared by the City and approved by the District; and

WHEREAS, The City and District will enter into a separate rental agreement regarding the operation and maintenance of the Opportunity Center wherein the expenses for the use of the building will be prorated, which proration will be determined by the exclusive use of the space by the District and the percentage use of space shared with other tenants.

BE IT RESOLVED:

1. The City agrees to remodel the Opportunity Center pursuant to the specifications prepared by the City and the District agrees to pay a one time rental fee in the amount of \$821,000.00 to the City.
2. The \$821,000.00 rental will be paid on an installment basis agreed to by the parties during the construction period. The City agrees to contract for the remodeling of the Opportunity Center with Paulsen Inc. for the sum of \$821,000.00 which will a base remodeling of \$802,000.00, plus \$19,600.00.00 for the alternates providing for the remodeling of the men's restroom and the women's restroom.
3. Any change orders in the remodeling will be agreed to by representatives of the City and the District.
4. Any additional costs or expenses over and above the \$821,000.00 shall be by written agreement of the City's representative and the District's representative.

It is so moved by **Kent Gydesen** and seconded by **Marion McGee** on this 14<sup>th</sup> day of September, 2009.

Yes

No

Absent

Marion McGee	X
Kent Gydesen	X
Rod Reynolds	X
Cindy Benjamin	X
Ann Luther	X
Fran Acosta-Carlson	X

The undersigned herewith certified, as secretary of the Board of Education of Dawson County School District 001, the above resolution was duly adopted by a majority of said board.

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Kent Gydesen, Board Secretary