June 29, 2018

Mr. Brandon Garrett, Director
Planning and Community Development
209 Pearl Street
Council Bluffs, IA 51503

Subject: River's Edge Development
Council Bluffs, Iowa
Avenue B and Piazza Parking
Bid Recommendation

Dear Mr. Garrett,

Bids for the construction of the Avenue B and Piazza Parking Project were received on June 28, 2018. One bid was received. A copy of the bid tabulation is attached.

Carley Construction submitted a bid in the amount of $552,632.75. The bid was above the engineer's estimate of $339,550.

We recommend rejection of the bid and re-bidding of the project later this year for a construction start in the spring of 2019. Contractor work load appears to be a factor in the pricing and lack of additional bids. Timing for the Avenue B work is not critical, as Broadmoor will not start taking occupancy of the adjacent building until November and there is adequate parking in the short term. Likewise, the additional Piazza parking is not critical for this year.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

HDR ENGINEERING INC.

Chris Cain

Chris A. Cain, P.E.
Senior Project Engineer

Attachment

hdrinc.com

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CITY OF COUNCIL BLUFFS, IOWA

Rivers Edge Subdivision

BID TABULATION

Piazza Parking and Avenue B Parking

June 28, 2018

				Engineer's Estimate		Carley Construction	
Bid Item No.	**Description**	**EST QTY**	**UNIT**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
SCHEDULE A: PIAZZA PARKING							
DIVISION I - GENERAL							
1	Mobilization	1	LS	$5,000.00	$5,000	$28,000.00	$28,000.00
2	Silt Fence	100	LF	3.75	$375	8.00	$800.00
3	Inlet Protection	8	EA	275.00	$2,200	500.00	$4,000.00
4	No-Mow Turf Grass	400	SY	1.50	$600	3.25	$1,300.00
5	Rolled Erosion Control Type 1.A	400	SY	2.50	$1,000	5.00	$2,000.00
6	Concrete Washout	1	EA	1,000.00	$1,000	1,500.00	$1,500.00
7	Traffic Control	1	LS	1,000.00	$1,000	6,500.00	$6,500.00
8	Quality Control	1	LS	1,500.00	$1,500	15,000.00	$15,000.00
			Subtotal - Schedule A Division I		$12,675		$59,100
DIVISION II - PAVEMENT AND APPURTENANCES							
1	Geotextile Fabric	750	SY	4.00	$3,000	3.50	$2,625.00
2	6" Longitudinal Subdrain	530	LF	12.50	$6,625	18.00	$9,540.00
3	6" Longitudinal Subdrain Outlet	8	EA	90.00	$720	500.00	$4,000.00
4	6" Granular Subbase	250	TN	32.00	$8,000	50.00	$12,500.00
5	4" Concrete Sidewalk	1,350	SF	5.00	$6,750	6.50	$8,775.00
6	7" Concrete Pavement	550	SY	52.00	$28,600	58.50	$32,175.00
7	Adjust Inlet to Grade	4	EA	250.00	$1,000	2,100.00	$8,400.00
			Subtotal - Schedule A Division II		$54,695		$78,015
DIVISION VI - TRAFFIC SIGNALIZATION							
1	Pavement Marking	1	LS	1,000.00	$1,000	3,500.00	$3,500.00
			Subtotal - Schedule A Division VI		$1,000		$3,500
DIVISION VIII - MISCELLANEOUS							
1	Electrical Duct - 1" Sch. 40	730	LF	10.00	$7,300	14.40	$10,512.00
			Subtotal - Schedule B Division VIII		$7,300		$10,512
			Subtotal Schedule A:		$75,670		$151,127
SCHEDULE B: AVENUE B IMPROVEMENTS							
DIVISION I - GENERAL							
1	Mobilization	1	LS	$10,000.00	$10,000	$28,000.00	$28,000.00
2	Saw Cut - Full Depth	950	LF	4.00	$3,800	6.50	$6,175.00
3	Remove Inlet	2	EA	450.00	$900	1,250.00	$2,500.00
4	Remove Pavement	35	SY	18.00	$630	50.00	$1,750.00
5	Remove Sidewalk	550	SY	9.00	$4,950	18.00	$9,900.00
6	Remove Curb and Gutter	750	LF	10.00	$7,500	10.00	$7,500.00
7	Remove Sign	1	EA	200.00	$200	500.00	$500.00
8	Silt Fence	100	LF	3.75	$375	8.00	$800.00
9	Inlet Protection	4	EA	275.00	$1,100	500.00	$2,000.00
10	Concrete Washout	1	EA	1,000.00	$1,000	1,500.00	$1,500.00
11	Traffic Control	1	LS	5,000.00	$5,000	6,500.00	$6,500.00

12	Quality Control	1	LS	5,000.00	$5,000	15,000.00	$15,000.00
		Subtotal - Schedule B Division I			$40,455		$82,125
DIVISION II - PAVEMENT AND APPURTENANCES							
1	Geotextile Fabric	1,100	SY	4.00	$4,400	3.50	$3,850.00
2	6" Longitudinal Subdrain	590	LF	12.50	$7,375	18.00	$10,620.00
3	6" Longitudinal Subdrain Outlet	3	EA	90.00	$270	500.00	$1,500.00
4	6" Granular Subbase	230	TN	32.00	$7,360	50.00	$11,500.00
5	6" Concrete Sidewalk	4,900	SF	6.00	$29,400	8.00	$39,200.00
6	7" Concrete Pavement	800	SY	52.00	$41,600	58.50	$46,800.00
7	6" Concrete Base	265	SF	18.00	$4,770	15.00	$3,975.00
8	Brick Pavement	265	SF	20.00	$5,300	50.00	$13,250.00
9	Detectible Warning Panel	75	SF	35.00	$2,625	50.00	$3,750.00
10	Adjust Manhole to Grade	1	EA	500.00	$500	2,100.00	$2,100.00
		Subtotal - Schedule B Division II			$103,600		$136,545
DIVISION III - STORM SEWER APPURTENANCES							
1	Construct 12" R.C.P., Class III	80	LF	50.00	$4,000	80.00	$6,400.00
2	Construct 18" R.C.P., Class III	30	LF	55.00	$1,650	90.00	$2,700.00
3	Construct 60" I.D. Manhole	4	VF	475.00	$1,900	1,850.00	$7,400.00
4	Construct Grate Inlet	4	EA	3,500.00	$14,000	3,500.00	$14,000.00
5	Connect to Existing Pipe	1	EA	500.00	$500	1,850.00	$1,850.00
6	Connect to Existing Manhole	1	EA	750.00	$750	2,500.00	$2,500.00
7	Perform Television Inspection	95	LF	3.00	$285	10.00	$950.00
		Subtotal - Schedule B Division III			$23,085		$35,800
DIVISION VI - TRAFFIC SIGNALIZATION							
1	Traffic Signs	1	LS	500.00	$500	21,000.00	$21,000.00
2	Pavement Marking	1	LS	1,000.00	$1,000	7,800.00	$7,800.00
		Subtotal - Schedule B Division VI			$1,500		$28,800
DIVISION VIII - MISCELLANEOUS							
1	Electrical Duct - 1" Sch. 40 w/ 2#8 and 1#8G	350	LF	12.00	$4,200	17.05	$5,967.50
2	Electrical Duct - 1" Sch. 40 w/ 2#8 and 1#8G - Directional Drilled	75	LF	50.00	$3,750	17.05	$1,278.75
3	Electrical Duct - 1" Sch. 40	30	LF	10.00	$300	14.40	$432.00
4	Electrical Duct - 1" Sch. 40 - Directional Drilled	50	LF	50.00	$2,500	14.40	$720.00
5	Electrical Duct - 2" Sch. 40	100	LF	18.00	$1,800	39.30	$3,930.00
6	Electrical Duct - 2" Sch. 40 Directional Drilled	70	LF	50.00	$3,500	39.30	$2,751.00
7	Handhole	3	EA	1,400.00	$4,200	1,345.00	$4,035.00
8	Lighting Controller and Foundation	1	EA	8,500.00	$8,500	9,305.00	$9,305.00
9	Streetlight w/ Base	8	EA	5,500.00	$44,000	7,135.00	$57,080.00
10	Street Tree	13	EA	500.00	$6,500	488.50	$6,350.50
11	Amended Topsoil	50	CY	75.00	$3,750	98.40	$4,920.00
12	Mulch	10	CY	50.00	$500	57.60	$576.00
13	Irrigation	1	LS	10,000.00	$10,000	17,500.00	$17,500.00
14	No-Mow Turf Grass	600	SY	0.40	$240	3.25	$1,950.00
15	Rolled Erosion Control Type 1.A	600	SY	2.50	$1,500	2.40	$1,440.00
		Subtotal - Schedule B Division VIII			$95,240		$118,235.75
			Subtotal Schedule B:		$263,880		$401,505.75
			TOTAL CONSTRUCTION		$339,550		$552,632.75