



## NOTICE OF SPECIAL MEETING

### TO THE MEMBERS OF THE GOVERNING BODY OF THE CITY OF TONGANOXIE, KANSAS:

You are hereby notified that I have called and do hereby call a special meeting of the Governing Body of the City of Tonganoxie, Kansas, to be held at City Council Chamber, 321 S. Delaware, Tonganoxie, KS 66086 on April 24, 2019, at 6:30 p.m. for the purpose of:

- I. **Review of Tonganoxie Public Library Bid Package #1**
- II. **Adjourn**

DATED: April 19, 2019

A handwritten signature in cursive script that reads "Jason K. Ward".

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Jason K. Ward, Mayor

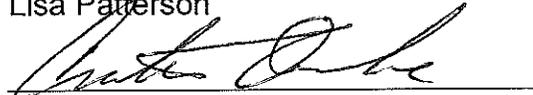
## CONSENT TO MEETING

We, the undersigned, being all the members of the Governing Body of the City of Tonganoxie, Kansas, hereby accept service of the foregoing notice, waiving any and all irregularities in such service and in such notice and consent and agree that said Governing Body shall meet at the time and place therein specified and for the purposes therein stated.

DATED: April 19, 2019

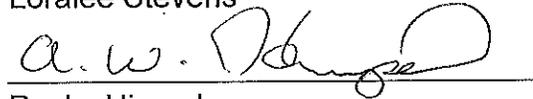


Lisa Patterson



Curtis Oroke

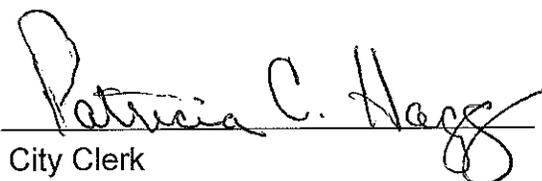
Loralee Stevens



Rocky Himpel

Dave Bennett

Attest/Seal:



City Clerk



April 18, 2019

Mr. George Brajkovic  
City Manager  
City of Tonganoxie  
PO Box 326  
Tonganoxie, Kansas 66086

Re: Tonganoxie Public Library  
J.E. Dunn Project No. 17069300  
Proposal No. 1 – Bid Package 1

Mr. Brajkovic,

We are pleased to submit J.E. Dunn Construction’s Proposal No. 1, for the Tonganoxie Public Library project. This proposal is based upon SAPP Design’s Bid Package 1 documents dated March 21, 2019, and Addendum 1. The total proposal for this portion of the project is \$1,050,229.

Included in this proposal are summary bid tabulations for Pre-Engineered Metal Building, Fire Sprinkler, Electrical, HVAC and Plumbing scopes with project clarifications. Our recommendations for the included scopes of work are attached.

We appreciate the opportunity to present this proposal and are available at any time to answer any questions regarding this information. Once approved, we will issue a formal amendment to our Contract. If acceptable, please sign in the space provided below acknowledging approval of this proposal and return to our office. In order to meet the Project Schedule we request acceptance by April 24, 2019.

Sincerely,

Curtis Golba – Vice President  
J.E. Dunn Construction Company

Attachments

- Cc Nicole Holifield – Tonganoxie Public Library
- Michelle Kaiser – Benson Method
- Emily Held – J.E. Dunn
- Curtis Golba – J.E. Dunn
- Ryan Bradshaw – J.E. Dunn
- Kyle McQuiston – J.E. Dunn

ACCEPTED:

By: \_\_\_\_\_  
George Brajkovic, City Manager  
City of Tonganoxie, Kansas

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_



Tonganoxie Public Library  
JE Dunn Project No. 17069300  
April 18, 2019

1. This GMP summary is based on the Bid Package 1 drawings, issued March 21, 2019 as prepared by SAPP Design Architects for the Tonganoxie Public Library project and the following addendums and change documents:
  - a. Addendum 01 dated April 12, 2019.
2. The following items are NOT included:
  - a. Third party inspections
  - b. Building Management System
  - c. Permit fees
  - d. Toilet Accessories such as toilet paper dispensers, grab bars, seat cover dispensers, soap dispensers, paper towel dispensers, trash receptacles and sanitary vending machines. This budget is not included in the plumbing scope.
  - e. Building skin elements
  - f. Cost of Work General Requirement items
  - g. Service agreements of any kind
3. The following allowances have been established in this GMP Summary
  - a. \$16,140 for Plumbing tying downspouts to storm drainage system
  - b. \$5,000 for HVAC tonnage finalization
  - c. \$2,500 for HVAC system coordination and finalization
  - d. \$1,500 for HVAC exhaust system revisions to reduce roof penetrations
  - e. \$75,000 for Electrical lighting material
  - f. \$5,000 for Electrical light fixture coordination and revisions
  - g. \$2,500 for Electrical HVAC/Mechanical coordination
  - h. \$2,500 for AV, Low Voltage, Security rough in finalization
  - i. \$1,000 for Electrical existing 4<sup>th</sup> street light pole relocation
  - j. \$50,000 for Owner AV and other Owner equipment
  - k. \$45,000 for Owner Low Voltage and Cabling
  - l. \$15,000 for Owner Safety/Security
  - m. \$1,500 for Fire Sprinkler MEP coordination
  - n. \$7,500 for PEMB design finalization
  - o. \$3,000 for PEMB roof penetration coordination
4. The following are clarifications:
  - a. Utilizing permanent HVAC equipment for temporary conditioning.
  - b. Wattstopper lighting control package has been included.
  - c. The Electrical Contractor's bid includes rough in only for AV, Low Voltage and Security has been included per direction from The Tonganoxie Public Library on April 2, 2019. The Owner AV/ Low Voltage allowance will be utilized for the remaining portion of the scope when the plan has been finalized.
  - d. The lighting material price has been aligned between all bidders in the Electrical scope at \$75,000.
  - e. Mini split system to feed Collab Rooms 118 & 119 in lieu of RTU is included.
  - f. Mini split system to feed Flex Room 123 in lieu of RTU is included.
  - g. Ductless mini split system to be added to Electrical Room is included.
  - h. Plumber to bring Fire Water Service Line in from 5' outside of the building to stub up 12" above finished floor.

**Tonganoxie Public Library**  
**Bid Package 1 - Pre-Engineered Metal Building, Fire Sprinkler, Electrical, HVAC & Plumbing**  
**Approvals Summary**  
**April 18, 2019**

| <b>Previously Approved Budgets</b>        |   |                   |                   |                       |
|---|---|-------------------|-------------------|-----------------------|
| Scope                                     | Contractor                                    | Budget            | Total Bid         | Total vs Budget Delta |
| General Requirements                      | JE Dunn Construction                          | \$250,000         | \$250,000         | \$0                   |
| Design and Pre-Construction               | JE Dunn Construction / SAPP Design Architects | \$386,000         | \$386,000         | \$0                   |
| <b>Subtotal</b>                           |   | <b>\$ 636,000</b> | <b>\$ 636,000</b> | <b>\$0</b>            |
| <b>Previously Approved Budget Markups</b> |   |                   |                   |                       |
|   | Contractor Contingency (2%)                   | \$12,720          | \$12,720          | \$0                   |
|   | DCIP - GL (1%)                                | \$6,487           | \$6,487           | \$0                   |
|   | Builder's Risk (0.25%)                        | \$1,622           | \$1,622           | \$0                   |
|   | Design Liability (0.2%)                       | \$1,297           | \$1,297           | \$0                   |
|   | Fee (3.75%)                                   | \$24,680          | \$24,680          | \$0                   |
| <b>Markups Subtotal</b>                   |   | <b>\$46,806</b>   | <b>\$46,806</b>   | <b>\$0</b>            |
| <b>Previously Approved Totals Summary</b> |   | <b>\$682,806</b>  | <b>\$682,806</b>  | <b>\$0</b>            |

| <b>Bid Package 1 Budget Approvals</b> |  |                    |                    |                       |
|---------------------------------------|--|--------------------|--------------------|-----------------------|
| Scope                                 | Contractor                                   | Budget             | Total Bid          | Total vs Budget Delta |
| Pre-Engineered Metal Building         | Cannon Building Systems / Lane Iron Works    | \$337,273          | \$327,489          | -\$9,784              |
| Fire Sprinkler                        | Advantage Fire Protection Systems Inc        | \$28,050           | \$26,900           | -\$1,150              |
| Electrical                            | Empowered Electric                           | \$399,382          | \$325,137          | -\$74,245             |
| HVAC                                  | Metro Air Conditioning Co                    | \$225,912          | \$153,000          | -\$72,912             |
| Plumbing                              | Metro Air Conditioning Co / Central Plumbing | \$71,550           | \$145,710          | \$74,160              |
| <b>Scope Subtotal</b>                 |  | <b>\$1,062,167</b> | <b>\$978,236</b>   | <b>-\$83,931</b>      |
| <b>Bid Package 1 Markups</b>          |  |                    |                    |                       |
|                                       | Contractor Contingency (2%)                  | \$21,243           | \$19,565           | -\$1,679              |
|                                       | DCIP - GL (1%)                               | \$10,834           | \$9,978            | -\$856                |
|                                       | Builder's Risk (0.25%)                       | \$2,709            | \$2,495            | -\$214                |
|                                       | Design Liability (0.2%)                      | \$2,167            | \$1,996            | -\$171                |
|                                       | Fee (3.75%)                                  | \$41,217           | \$37,960           | -\$3,257              |
| <b>Markups Subtotal</b>               |  | <b>\$78,170</b>    | <b>\$71,993</b>    | <b>-\$6,177</b>       |
| <b>Bid Package 1 Total Summary</b>    |  | <b>\$1,140,336</b> | <b>\$1,050,229</b> | <b>-\$90,107</b>      |

| <b>Current Approved Budget Totals</b>                       | <b>Budget</b>      | <b>Total Bid</b>   | <b>Total vs Budget Delta</b> |
|---|--------------------|--------------------|------------------------------|
| <b>Overall Project Totals as of Bid Package 1 - 4/18/19</b> | <b>\$1,823,143</b> | <b>\$1,733,035</b> | <b>-\$90,107</b>             |

**Tonganoxie Public Library**

**Bid Package 1 - Pre-Engineered Metal Building, Fire Sprinkler, Electrical, HVAC & Plumbing**

**Overall Budget Summary**

**April 18, 2019**

| Budget Update as of Bid Package 1                    | Budget \$   | % of Overall Project Budget | Total Bid \$ | % of Bids to Total Budget | \$ Delta of Bids to Bid Package Budget | % Delta of Bid Package to Budget |
|--|-------------|-----------------------------|--------------|---------------------------|--|----------------------------------|
| Previously Approved - Pre-Con, Design + GCs          | \$682,806   | 19.46%                      | \$682,806    | 19.46%                    | \$0                                    | 0.00%                            |
| Bid Package 1 Totals                                 | \$1,140,336 | 32.50%                      | \$1,050,229  | 29.93%                    | -\$90,107                              | -2.57%                           |
| Overall Project Totals as of Bid Package 1 - 4/18/19 | \$1,823,143 | 51.96%                      | \$1,733,035  | 49.39%                    | -\$90,107                              | -2.57%                           |

|   |             |
|---|-------------|
| \$ Overall Project Budget Remaining as of Bid Package 1 | \$1,775,816 |
| % Overall Project Budget Remaining as of Bid Package 1  | 50.61%      |

|                                     |                    |
|-------------------------------------|--------------------|
| <b>Total Overall Project Budget</b> | <b>\$3,508,851</b> |
|-------------------------------------|--------------------|

| Remaining Items to Approve  | Budget \$   | % of Overall Project Budget |
|-----------------------------|-------------|-----------------------------|
| Bid Package 2 - Forthcoming | \$881,129   | 25.11%                      |
| Bid Package 3 - Forthcoming | \$805,522   | 22.96%                      |
| Totals                      | \$1,686,651 | 48.07%                      |