

LYON COUNTY AUDITORS OFFICE  
July 13, 2017

ROCK RAPIDS, IOWA

Chairman Randy Bosch convened the adjourned session with Peters, Bosch, and Behrens present. Motion carried assumes unanimous vote unless otherwise stated. Supervisors Koedam and Michael were absent.

Dave Jorgenson with the Baker Group opened the bids for the courthouse improvement project at 2:30 p.m. In attendance were: Wayne Meyer - Meyer Electric, Kevin Welty - C.W Suter, Kurt Weber - Baete-Forseth HVAC, Dennis Nelson-Nelson Construction, Lance Iwen-Lyon County Maintenance.

The bids were based on a Base bid for the project. There were 3 alternate bids available as well. Alternate 1 included a roof top air handler, Alternate 2 included a sheet copper dome (instead of an alternate metal), and Alternate 3 included a Sarnafil dome membrane. The bids came in as follows:

General Contractor: Nelson Construction Base \$86,600, Alternate 1 \$26,100  
HVAC Bids: C.W. Suter Base \$629,479, Alternate 1 \$234,501; Baete-Forseth Base \$581,800 Alternate 1 \$233,000; Rassmussen Base \$667,728, Alternate 1 \$265,063.

Electrical Bids: Meyer Electric Base \$134,421, Alternate 1 \$14,118.

Roofing Bids: BBR Boone Brothers Base \$56,998, Alternate 1 \$3,974, Alternate 2 \$9,440, Alternate 3 \$(4,141).

Painting Bids: Blanekship Base \$205,500; Taylor Painting Base \$41,900; Reich Painting Base \$87,300.

Flooring Bids: Furniture Mart Sioux Center Base \$12,310.90; MCI Sioux Falls Base \$20,400.

All of the bids came in with the required bid documents and either a bid bond or cashier's check.

Jorgenson will put all of the bids together for the Board for their bid awarding at 9:30 on July 24<sup>th</sup>.

Jorgenson explained there was a disconnect between the lighting contact and the architect/engineer, the fixtures that were listed in the plans and specs are not what the county intends to use that was found 2 days before bids were due. The plans and specs list historical replicas of the lighting from the original blueprints. The lighting wanted by the county would be fixtures that are period accurate, not replicas. Due to this disconnect, the electrical bid more than likely is higher than if the requested fixtures were quoted. It was suggested to contact Attorney John Danos to see if the county can work with the electrical contractor to use a deduction for the lighting once the requested fixtures are quoted.

Danos was contacted via phone and stated that because the specs and plans specified a certain lighting, he concludes that although working with the electrical contractor for a lighting deduct is a logical solution, it may not be completely inside the lines of what Chapter 26 allows for public bidding.

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As there was only one bidder and two others were contacted multiple times to make sure they were aware of the bid date, Jorgenson feels that the others would not have bid even if the lighting fixtures were specified correctly. One electrical company was just not interested, the other looked at the building and contacted Jorgenson to say they were just too busy and wouldn't be able to fit the job in.

The Board will need to discuss how they wish to handle that part of the bid.

There being no further business there was a motion by Peters, seconded by Behrens to adjourn. Motion carried.

ATTEST \_\_\_\_\_ APPROVED \_\_\_\_\_  
County Auditor Chairman