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September 2, 2021

Monroe County Public Library  
303 W. Kirkwood Ave.  
Bloomington, IN 47408

Re: BIDDING / NEGOTIATION PHASE LETTER OF RECOMMENDATION  
Monroe County Public Library – Southwest Branch  
Project No. 1908

To the Monroe County Public Library Board of Trustees:

The following Bidding/Negotiation Phase Letter of Recommendation has been prepared by Matheu Architects, PC for the Monroe County Public Library – Southwest Branch project.

Bids for construction of the project were received on Tuesday, August 31, 2021. The following three (3) general contractors submitted bids for the project:

- Fox Construction Co., Inc.
- Strauser Construction Co., Inc.
- Weddle Bros. Building Group, LLC

Matheu Architects has reviewed the bids for compliance with the bidding requirements and all three bids were complete. The apparent low bidder is Strauser Construction Co., Inc.

It is the recommendation of Matheu Architects that the MCPL – Board of Trustees accept the following Base Bid and, if funding is available, the three (3) Alternate Bids submitted by Strauser Construction Co., Inc.:

Base Bid:.....	\$	10,414,000.00
Alternate #1: Amphitheater:.....	\$	174,000.00
Alternate #2: Labyrinth .....	\$	41,400.00
Alternate #3: Lower Level Parking Garage Painting .....	\$	11,600.00

**TOTAL BASE BID & ALTERNATES: ..... \$ 10,641,000.00**

To: MCPL – Board of Trustees  
From: Mr. K Floyd  
Re: MCPL – Southwest Branch  
Date: September 2, 2021

We also recommend that the Board approve moving forward with value engineering discussions with the apparent low bidder as a possible means by which to reduce the cost of the project.

Once we receive your approval to accept the above Base Bid, Alternates, and any value engineering items, we will proceed with the preparation of the “Standard Form of Agreement Between Owner and Contractor”, AIA Document A101 – 2007 for the project. The Agreement would be in the amount of the Base Bid and accepted Alternate Bids. Any savings to the Owner through the value engineering process would be deducted through a Change Order that would modify the original contract amount. The Change Order would be signed at the same time the Owner-Contractor Agreement is signed.

Please let us know if we may be of assistance in answering any questions you may have.

Sincerely,



Kristopher Floyd, Associate, LEED AP

Enclosures

cc: Marilyn Wood – Director MCPL  
Gary Lettelleir – Financial Officer MCPL  
File 1908

**SW Branch Financial Report**

2021-2040 Construction bond - \$6,000,000

8/31/2021	Actual Spending	September 2021 Bid/estimates	March 2021 Estimates
<b>Available Funds</b>			
Bond sale		6,000,000	6,000,000
less issuance cost		(300,000)	(300,000)
2021 Month End LIRF Balance less 1 mil reserve		1,092,073	1,092,073
2021 Month End Rainy Day Balance less 1 mil reserve		3,987,570	3,987,570
<b>Note - One Million Dollars surplus in LIRF, Rainy Day, and Operating are not include in available funds</b>			
2019 Bond - Estimated Branch Allocation		318,400	318,400
2021 Friends Pledge		650,000	650,000
Grant Funds - Teaching Kitchen		40,760	
2021 Operating Surplus - estimated		1,700,000	1,700,000
Funds Available		<b>13,488,803</b>	<b>13,448,043</b>
<b>Project Cost Estimates/Bid</b>			
Land cost estimate	137,961	137,500	137,500
Site Development			956,888
Building Construction 21,000 sq. ft.		10,414,000	7,949,936
Construction Contingency 5%			445,341
Alt 1 Ampitheater		174,000	
Alt 2 Labyrinth		41,400	
Alt 3 Garage Paint		11,600	
<b>Furnishings and Equipment</b>			
Tech Eq		410,000	410,000
Furniture		200,000	200,000
Teaching Kitchen		40,760	40,760
Shelving		339,000	339,000
Collection		850,000	850,000
<b>Other costs</b>			
Legal & other fees		25,000	25,000
Architect fees		712,706	712,706
total legal / architect	450,980		
Prof fees - Furn		25,000	25,000
Survey and soil testing	9,650	30,000	30,000
Reimbursable Expenses		15,000	15,000
	<b>598,591</b>	<b>13,425,966</b>	<b>12,137,131</b>
Estimated available funds balance		<b>62,837</b>	<b>1,310,912</b>



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September 10, 2021

Monroe County Public Library  
303 W. Kirkwood Ave.  
Bloomington, IN 47408

Re: VALUE ENGINEERING RECOMMENDATIONS  
Monroe County Public Library – Southwest Branch  
Project No. 1908

To the Monroe County Public Library Board of Trustees:

At the Owner’s request Matheu Architects has requested value engineering items from the apparent low bidder Strauser Construction Co., Inc. as a means to lower the Base Bid Construction Cost for the Monroe County Public Library – Southwest Branch project.

After our and our engineers review of the proposed value engineering items, we recommend the following for the Board of Trustees’ consideration:

1. Item 1 – Change the Morin Matrix Rain Screen Metal Panel System to 22 ga Steel in lieu of Aluminum:..... (\$ 12,700.00)
2. Item 2 – Change the Zinc Coating on the Interior Metal Framing to G40 in lieu of G60: ..... (\$ 5,500.00)
3. Item 3 – Change Acoustic Panel Ceilings to Armstrong Cirrus #574 in lieu of USG Eclipse #76520..... (\$ 6,200.00)
4. Item 4 – Change Storm Water Detention System to Bio-Clean in lieu of specified manufacturer:..... (\$ 10,600.00)

**TOTAL VALUE ENGINEERING ITEMS: ..... (\$ 35,000.00)**

To: MCPL – Board of Trustees  
From: Mr. K Floyd  
Re: MCPL – Southwest Branch  
Date: September 10, 2021

Once we receive the MCPL Board's approval to accept the base bid received from Strauser Construction Co., Inc. including the Base Bid in the amount of \$10,414,000.00, Alternate Bids in the amount of \$227,000.00, and any of the above value engineering items, we will proceed with the preparation of the "Standard Form of Agreement Between Owner and Contractor", AIA Document A101 – 2007 for the project. The Agreement would be in the total amount of \$10,641,000.00 for the Base Bid and accepted Alternate Bids. Any savings to the Owner from the accepted value engineering items would be deducted through Change Order #1 that would serve to modify the original contract amount. The Change Order would be signed at the same time the Owner-Contractor Agreement is signed.

Please let us know if we may be of assistance in answering any questions you may have.

Sincerely,



Kristopher Floyd, Associate, LEED AP

Enclosures

cc: Marilyn Wood – Director MCPL  
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