

#23-53

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MMLP Ltd.

Melotte Morse Leonatti Parker, Ltd.
213 1/2 South Sixth Street, Springfield, Illinois 62701-1502
Phone: (217) 789-9515; Email: architect@mmlpltd.com



8 May 2023

RECOMMENDATION FOR AWARD

Mr. Patrick Sloan – Highway Engineer
Marshall County Highway Department
552 State Route 26
Lacon, Illinois 61540

Re: New Highway Department Vehicle Storage Building 2023; MMLP #122042

Pat:

On April 25, 2023, the following apparent low bid was received for the above stated project at the County Highway Department offices in Lacon, Ill. You have stated that the Marshall County Board will act at its regular meeting to consider and potentially award the project.

The following is the apparent low bid for the single base bid:

- Base Bid New Vehicle Storage Building (Blunier Builders- BB) \$1,107,000

Two general contractor bids were received. We have attached the Bid Tabulation for the project, dated 4/25/2023. 3 sets of documents were downloaded or printed by prospective plan holders and subcontractors for all packages. This project was publicly bid and well-advertised and we believe the bidding to be comprehensive, competitive and fair.

We have contacted Blunier Builders, the apparent low bidder, to discuss the completeness and accuracy of their bid, and Jeremy Tharp of BB has confirmed with me via email that their bid is complete as per all requirements of the bidding documents and issued addenda. They included the attached clarification document of 5/8/2023 to confirm systems compliant with plans and specifications. With the county board's concurrence and recommendation, Blunier Builders will be offered an AIA Owner/Contractor Agreement for their and the county's signature.

Based upon this information, we recommend acceptance of the Base Bid for a total contract amount of \$1,107,000.

If authorized by you and the Board, we will contact and verbally authorize Blunier Builders to begin submission of certificates of insurance and bonds and prepare shop drawing submittals. I will contact BB, then work with you to determine a time for a Pre-Construction meeting as soon as the board has acted.

If you have any questions, please contact me at 217-789-9515. MMLP looks forward to a successful project with Blunier and Marshall County.

Sincerely,

David J. Leonatti, Principal-in Charge
Melotte Morse Leonatti Parker, Ltd.

Enclosures:

Cc: Jeremy Tharp; File



PROPOSAL

Proposal Number: JT-0323-061
Proposal Date: 5/8/2023
Job Number:

Prepared for:

Marshall County Highway Department

Lacon

Prepared By:

Jeremy Tharp
Building Sales Consultant
309-467-4847 (office)
309-397-1778 (cell)
jeremy@blunierbuilders.com

Building Investment

Total Building Investment Before Options: \$1,107,000.00

Additional Options:

Total Building Investment Including All Additional Options: \$1,107,000.00

Misc. Notes:

Payment Schedule:

30% Down Payment
50% Due Upon Delivery
20% Due Upon Completion

Conditions:

Includes all applicable sales tax
Building permit is not included
Structural engineer sealed drawings are not included
Above quote subject to a properly prepared site
Above quote expires on: **June 25, 2023**

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Interior Framing: Shop

Excludes any interior framing

Interior Liner: Office/Bath/ Conference Room Areas

5/8" gypsum board (drywall) on walls and ceilings of mech, utility, and storage closet only (taped, mud, sanded smooth and primer or paint)

Armstrong suspended ceiling at 9' in all other rooms (2'x2' tiles)

5/8" gypsum board (drywall) ceiling above suspended ceiling to hold insulation (fire taped)

5/8" gypsum board (drywall) on all other walls in this area (fire taped, mud, sanded smooth, primed and painted up to 9')

The 3 exterior walls of the building will have 5/8" gypsum board (drywall) on office side all the way up to 16" ceiling (taped, mud, sanded smooth, primed and painted up to 9' and just fire taped the rest of the way up)

All descriptions of doors in these areas are found under (Partition Wall) & (Interior Doors)

(6) doors to have #412E2E 1 1/16"x3-1/2" Flat 1EE FJP primed pine casing (both sides)

All casing to be primed and painted

All doors (4) on exterior walls/partition wall in these rooms to have drywall returns as finish

Floors in mech, utility, and storage closet to be concrete finish (no base trim)

All others floors to have luxury vinyl tile or Metro Floor Deja new that is heavy commercial rated (patterns for floor material to be selected)

All floors finished with tile or planks to have 4" vinyl cove base trim

Kitchen Cabinets/ Countertops:

Wolf Endeavor, Emerson door style in standard finishes, kitchen cabinets 30"h wall cabinet and top-mount crown.. Wilsonart Laminate, grade 3 pattern, Dura-top edge & integrated backsplash

Bathroom Vanities: (All Bathrooms)

ADA wall-hung vanities with hardware (Cultured Marble, White Finish and 4" Back Splash

Bathroom Partitions & Accessories:

Plastic partitions in both bathrooms as per floor plan

Includes all grab bars, mirrors (installed)

Fire Extinguishers:

(4) commercial grade fire extinguishers

Interior Liner: Shop

Excludes any liner in shop

Final Cleaning:

Includes a final cleaning of building upon completion

Miscellaneous:

Anything not listed in the above specifications is not included

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jeremy@blunierbuilders.com**Exterior Doors:**

- (5) 20'x14' Insulated (R17) overhead door with operator & a section with (3) windows in sidewall
 - ***All overhead doors will include flat stock for tracks & springs to mount to***
 - ***(100') of 42" deep poured concrete overhead door footing under concrete floor***
- (4) 3'0"x6'8" Plyco, S92, steel insulated walk door w/ offset 1-lite window, panic bar & closer

Interior Doors:

- (4) 3'0"x6'8" Plyco, 99E steel walk door w/ offset 1-lite window & lockset (Grd.2)
- (2) 3'0"x6'8" Plyco, 99E steel walk door w/ lockset (Grd.2)

Exterior Windows:

- (3) 4'x4' AJ, Harmony vinyl frame, thermal insulated Low-E fixed windows

Porch:

- 6'x8'x8' porch on endwall with 12" steel wrapped header & 4/12 pitch roof
- 12" overhangs on 3 sides, includes soffit ceiling, & steel wrapped columns
- 6'x40'x8' porch on endwall with 12" steel wrapped header & 4/12 pitch roof
- 12" overhangs on 3 sides, includes soffit ceiling, & steel wrapped columns

Partition Wall:

- 80'w x16'h 2x6 stud framed partition wall to form 80'x168' shop area
- Both sides of partition wall to have 5/8" gypsum board (drywall) to peak
- All partition wall (drywall) to be fire-taped for (1 hour fire rating)
- (1) 3'0"x6'8" Plyco, S92, steel (R22) insulated walk door w/ offset 1-lite window & lockset (Grd.2)
- (1) 3'0"x6'8" Plyco, S92, steel (R22) insulated walk door with lockset (Grd.2)
- (Both doors are fire rated)

Insulation: Office/Bath/ Conference Room area:

- 14" (R38) Fiberglass blown-in insulation above ceiling in office/conference room area (2,240sqft)
- 8" (R25) Fiberglass batting insulation with poly vapor barrier in 3 exterior walls

Partition Wall Insulation:

- (R19 fiberglass batting insulation between 2x6 studs of partition wall (all the way to the peak)

Insulation: Shop

- Excludes any insulation in shop

Interior Framing: Office/Bath /Conference room areas:

- 2x4 wall girts at 16" o.c. on interior of columns on 3 exterior walls (prepped for drywall)
- Ladder framing at 2' o.c. between trusses in this area (prepped for drywall)
- 2x2 fire blocking in between girts on interior side of columns
- 7/16" osb insulation stops at sidewall overhangs
- Frame all 2x4/2x6 studwalls (per floor plan) 16'T
- Frame blocking in areas needed for grab bars, paper towel dispensers, toilet paper holders, and mirrors etc.



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HVAC:

(2) DM96TN1005DN Daikin 2 Stage Gas Furnace 100,000 BTU 96% AFUE

(2) DX5SEA601 Daikin 5 Ton 16 SEER Air Conditioner

Ductwork, Bathfan Venting, Dryer Venting, Concrete A/C Pad, Lineset and Labor Included

8" Fresh Air Economizer Damper Included

Flex Air Supplies As Needed

Flex Air Returns As Needed OR Central Return

Professional Test & Balance Included

Duct Cleaning Service Included

Warranty:

1 year limited labor warranty

5 year limited parts warranty

Lifetime Heat Exchanger Limited Warranty

Septic system:

New septic system for new building with restrooms, and public meeting place. System figured for no more than 20 people. This is a budget number of **\$23,000.00** (number is figured in with total proposed amount)

Walls:

7' O.C. Sidewall column spacing

3 ply 2x8 Nail & Glue laminated endwall columns (#1 Southern Yellow Pine)

Trusses fastened in center ply of columns

2x4 wall girts at 2' O.C. on exterior of columns

2x2 fire blocking in between each girt exterior side of columns

Housewrap on all 4 building walls between exterior girts & steel siding (excludes gable truss areas) (housewrap splices to be taped)

40-Year, Kynar Max-Rib Ultra Steel, 80,000 psi tensile strength (screws-standard)

3' steel wainscoting on all 4 walls

Roof:

7' O.C. Truss spacing

2x4 roof purlins at 2' O.C.

40-Year, Kynar Max-Rib Ultra Steel, 80,000 psi tensile strength (screws-standard)

Continuous vented ridge

Overhangs:

24" Overhangs on both sidewalls (eaves) with vented soffit

24" Overhangs on both endwalls (gables) with non-vented soffit

Includes 6" Seamless aluminum gutters and (8) 3x4 downspout(s) per side (building)

Includes 6" Seamless aluminum gutters and (3) 3x4 downspout(s) (porch)

Blunier Builders, Inc. ~ 97 Eastgate Dr. ~ Washington, IL 61571
Ph: (309) 467-4847 ~ Fax: (309) 467-5347 ~ www.blunierbuilders.com

Initials: _____

Date: _____

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Kitchenette:

- (1) Dayton #DSE233224 stainless steel double bowl sink
- (1) Delta #400LF-WF single handle faucet w/ spray
- (2) Dearborn brass #17 basket strainers
- (1) Ice maker hook-up

Janitor's closet:

- (1) Mustee #63M mop sink
- (1) Chicago #897-RCF two handle wall faucet
- (1) Sioux Chief #832-25PNR floor drain

Shop drain:

- 6"x141' of trench drain (includes piping)
- (1) Oil Tanker #OT-500 oil and gas separator w/ standard steel covers

Mechanical:

- (1) Eemax #HA036240 36,000 W, 8 GPM tankless electric water heater
- (2) Woodford #27 freezeless faucets
- (1) Sioux Chief #832-2PNR floor drain
- (2) Gas piping to furnaces

Notes:

Includes roof flashing boots
Sanitary sewer and water service to be stubbed out within 5 ft of building
Drain, waste and vent piping to be PVC
Water piping to be copper/pex
Water piping to be insulated
Gas piping to be black iron
Fixtures to be valved

Excludes:

Plumbing permit / fees
Water meter / fees

Excavate and install water service from existing line into new building:

Water service piping to be 1.5" CTS

Excludes:

Locating and/or repairing lines not marked by JULIE or property owner
Finish grading/seeding

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Plumbing:

Furnish and install plumbing for new building:

Men's Restroom:

- (2) ADA wall-hung vanities with hardware (Cultured Marble, White Finish and 4" Back Splash
- (2) Chicago #420-T41E2805ABCP single handle lavatory faucets
- (2) Dearborn brass #760-1 grid strainers
- (1) American standard #215AA.004.020 ADA elongated bowl toilet
- (1) Bemis #2155CT-000 toilet seat
- (1) American Standard #6590.012.020 urinal
- (1) Sloan #186-1-XL flush valve
- (1) Sioux Chief #832-25PNR floor drain

Women's Restroom:

- (2) ADA wall-hung vanities with hardware (Cultured Marble, White Finish and 4" Back Splash
- (2) Chicago #420-T41E2805ABCP single handle lavatory faucets
- (2) Dearborn brass #760-1 grid strainers
- (2) American standard #215AA.004.020 ADA elongated bowl toilets
- (1) Bemis #2155CT-000 toilet seat
- (1) Sioux Chief #832-25PNR floor drain

Shop Restroom:

- (1) ADA wall-hung vanities with hardware (Cultured Marble, White Finish and 4" Back Splash
- (1) Chicago #420-T41E2805ABCP single handle lavatory faucet
- (1) Dearborn brass #760-1 grid strainer
- (1) American standard #215AA.004.020 ADA elongated bowl toilet
- (1) Bemis #2155CT-000 toilet seat
- (1) Sioux Chief #832-25PNR floor drain



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Building wiring:

- (31) duplex outlets
- (29) GFI outlets
- (6) Data drops
- (5) Low volt wiring for garage doors
- (2) hanging outlets in shop
- (2) Wiring for A/C units
- (2) Wiring for gas furnaces

Lighting Package: (All lights included)

- (27) 2x4 drop in LED lights
- (4) surface mount LED lights
- (5) surface mount exterior lights
- (7) exit/emergency lights
- (46) high bay LED lights
- (5) exterior wall pack lights
- (25) switches

Warranty:

Installation is guaranteed for one year

Fire Alarm System:

Alternate Fire alarm system
Addendum 1 acknowledged



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Building Specifications

Table with 8 columns: Building Use, Width, Length, Clearance Height, Roof Pitch, Bot. Chord Pitch, Total Roof Load (lbs.). Row 1: Storage Building, 80' x 196' x 16', 3.75, 0/12, 30

Site Preparation:
Excludes any site preparation

Foundation:
Concrete Pier Footings, 4' Deep
(136') of 6"w x 24"d, trench poured 'ratwall' around office area
Includes 2"x24" insulation board on exterior of trench with remainder poured with concrete
(assumed soil bearing at 1,500 psf)

Concrete Floor:
Office/conference room area:
(2,240 sqft) 5" concrete floor with 10 ga. Mesh, smooth finish, saw cut and sealer
Includes double bubble insulation under concrete floor
Shop:
(13,440sqft) of 6" concrete floor with 10 ga. Mesh, smooth finish, saw cut and sealer
Includes 6 mil vapor barrier under concrete floor
Includes 2 pipe ballards (with covers) per overhead door (exterior)(10 total)

Existing Parking Lot:
Includes painted parking lines for 7 regular parking spots, and 1 handicap)

Sidewalk:
(785sqft) of 5" & (802sqft) of 6" concrete with 10 ga. mesh, broom finish, saw cut and sealer
(7) regular parking spots and (1) handicap parking spot (painted on existing asphalt)
Includes (1) Handicap parking sign
(Includes testing on all concrete)

Electrical:
Notes:
All wiring to be MC cable in walls
All outlets in shop to be installed in surface mount metal boxes
Feeder cables to new building service to be aluminum XHHW
All outlet, switch, light totals per print

Service:
Tap into existing 400-amp transfer switch in maintenance shed to supply a new 3-phase 200-amp service for new building
Trench a PVC conduit and alluminum feeder cables to new panel in electrical room of new shop

**Melotte
Morse
Leonatti
Parker**



210 S. 10th Street, Suite 200
Des Moines, IA 50319
Phone: 515.281.1111
www.melotte.com



END SET

Enlarged
Floor Plan

Marshall
County
Highway
Department -
Office/Shop

Marshall County Highway &
Zachry
505 State Route 26
Lebanon, IA 61540

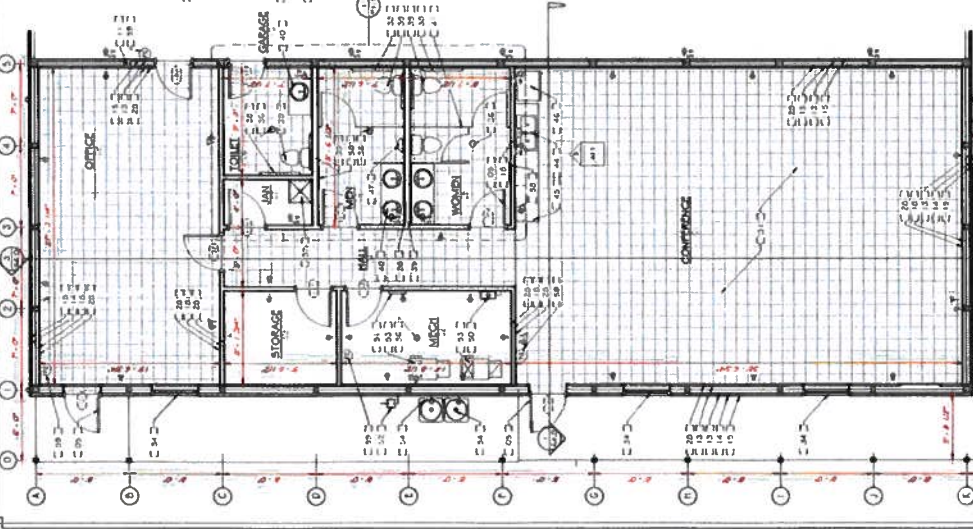
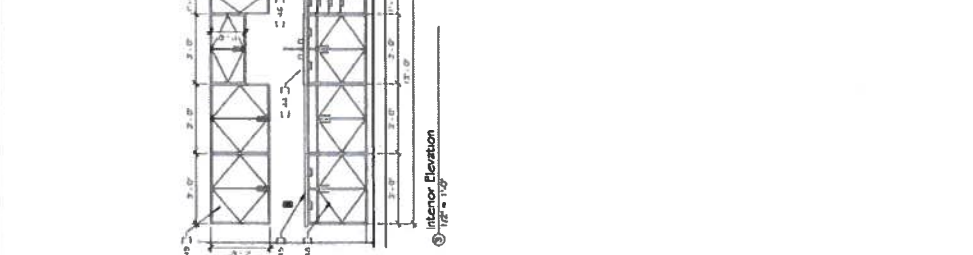
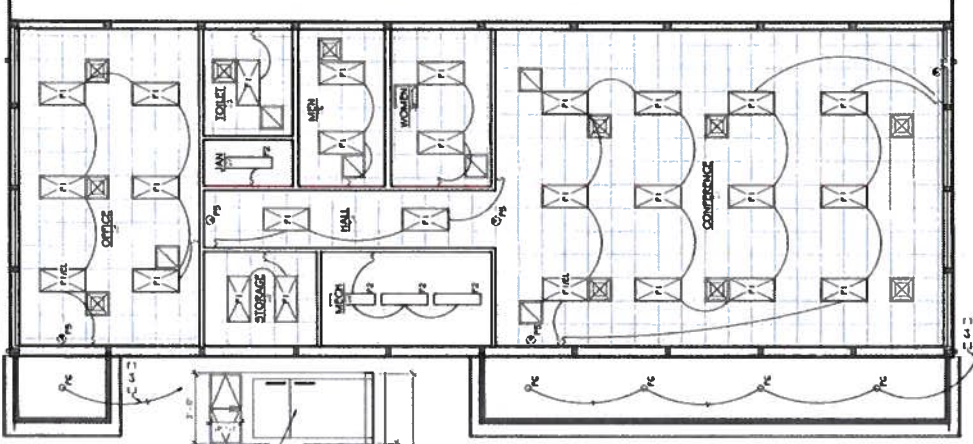
Mr. Paul Shan, PE
County Engineer

March 21, 2023

A1.1
MMLP #122042

REVISIONS

NO.	DATE	DESCRIPTION
1	03/21/23	ISSUE FOR PERMIT
2	03/21/23	REVISIONS TO PERMIT
3	03/21/23	REVISIONS TO PERMIT
4	03/21/23	REVISIONS TO PERMIT
5	03/21/23	REVISIONS TO PERMIT
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SECTION A-A & B-B LOCATED WHERE SHOWN

Reflected Ceiling Plan
1/8" = 1'-0"

Enlarged Floor Plan
1/8" = 1'-0"

