



April 18, 2023

City of Oelwein
20 2nd Avenue SW
Oelwein, IA 50662

Re: Oelwein City Hall Renovation

Dear Mayor and Council,

On Tuesday, April 18, 2023, at 2:00 pm, a public bid opening for the Renovation to the Oelwein City Hall building was conducted at City Hall. Bids were collected, opened, and read aloud @ 2:00 pm local time. For the project, only one bid was received and tabulated (see the enclosed bid tabulation).

The lone bid received was submitted by Matt Construction, Sumner Iowa. Their base bid was \$845,000.00 with an alternate additive bid of \$50,000.00 for the renovation to the council chambers, and \$75,000.00 for the renovation of the City Administrator's office, conference room, and adjacent hallways. The total of their combined bids is \$970,000.00. Their indicated substantial completion date for the project is November 30th, 2023. This combined bid exceeds MGA's opinion of probable construction cost dated March 8, 2023, by \$152,522.00.

I have reviewed the submitted bid and it is my recommendation that the council rejects the lone bid received. During bidding, contractors had made me aware that they were having difficulties in receiving bids from subcontractors for this project. This lack of competitiveness in the bidding climate likely contributed to the lack of General Contractors submitted bids.

Sincerely,

Brian Stark, Senior Project Manager
MARTIN GARDNER ARCHITECTURE, P.C.

Bid Tab

Bid Date: 4/18/2023
Bid Time: 2:00 pm

Contractor Name	Bid Bond	Allowance	Addenda	Base Bid	Alt A-1 (Add)	Alt A-2 (Add)	Total
Matt Construction Sumner, IA	√	√	1	\$845,000.00	\$50,000.00	\$75,000.00	\$970,000.00