



TO: CITY OF PLEASANT HILL, MISSOURI
FROM: SCOTT VILAS, PROJECT MANAGER
SUBJECT: POLICE STATION RENOVATION CONTRACT AWARD
DATE: JULY 14, 2025
CC: SHELBY TEUFEL, CITY ADMINISTRATOR
NICI WILSON, ASSISTANT CITY ADMINISTRATOR
TODD SWEENEY, NAVIGATE BUILDING SOLUTIONS

The City of Pleasant Hill solicited bid proposals for the Police Station Renovation project on June 4th, 2025. Newspaper advertisements were made and notice of bid was sent to the Tribune & Times. A pre-bid meeting was held at the Police Station on June 12th, 2025 to review the bid requirements. The walkthrough allowed the prospective bidders the opportunity to view the current site. There were sixteen (16) area general contractors in attendance for the pre-bid meeting, and thirty-four (34) area general contractors contacted during the advertising period.

Proposals were received on June 25th, 2025. A total of nine (9) sealed submissions were received and opened publicly (Newkirk Novak, Westport Construction, Excel Construction, Straub Construction, Royal Construction, Icon Structures, Monarch Build, Camm Construction, and A.L. Huber). The project team performed a preliminary evaluation of the proposals and compiled a spreadsheet evaluating the overall costs. Interviews were held with the two lowest responding bidders (Camm Construction and Westport Construction)

The project team has performed an evaluation of the bids received and recommends proceeding with awarding Westport Construction Co. for the Police Station Renovation Project for a total project cost of \$718,800. This includes an unforeseen conditions allowance of \$25,000 and acceptance of Alternates 1,2, 3, and 4.

See attached bid tabulation for reference.



City of Pleasant Hill
Bid Tabulation



Project: Police Station Renovation
Bid Opening Date/Time: Wednesday, June 25, 2025 at 2:00PM
Bid Opening Location: City Hall, 203 Paul Street, Pleasant Hill, Missouri 64080

Contractor		Bid Security	Addenda Acknowledged		Base Bid	P&P Bond	Allowance	Schedule	Alternates				TOTAL BID	Total Bid with accepted Alternates (1, 2, 3, 4)	Comments
			No. 1	No. 2	Police Station Renovation	Police Station Renovation	Unforeseen Conditions	Police Station Renovation Alternate Comp. Date (if given)	Alternate No. 1 Transaction Window at Lobby 201	Alternate No.2 Furnish & Install HVLS Fans at Fitness 109	Alternate No. 3 Furnish & Install Chainlink Fencing at East Courtyard Area	Alternate No. 4 Furnish & Install (4) Floor Outlets in Training 122	Includes Base Bid, Allowance, and P&P Bond		
1	Newkirk Novak	X	X	X	\$ 799,278	\$ 5,896	\$ 25,000	N/a	\$ 6,031	\$ 11,712	\$ 8,344	\$ 4,577	\$ 830,174.00	\$ 860,838.00	
2	Westport Construction	X	X	X	\$ 646,312	\$ 13,488	\$ 25,000	N/a	\$ 6,500	\$ 12,500	\$ 7,500	\$ 7,500	\$ 684,800.00	\$ 718,800.00	
3	Excel Construction	X	X	X	\$ 775,169	\$ 9,780	\$ 25,000	N/a	\$ 6,282	\$ 10,697	\$ 4,259	\$ 12,816	\$ 809,949.00	\$ 844,003.00	
4	Straub Construction	X	X	X	\$ 952,910	\$ 8,091	\$ 25,000	N/a	\$ 7,435	\$ 15,445	\$ 6,122	\$ 16,920	\$ 986,001.00	\$ 1,031,923.00	Delta of \$1 dollar between written bid number and total of amounts populated.
5	Royal Construction	X	X	X	\$ 884,900	\$ 9,100	\$ 25,000	N/a	\$ 7,000	\$ 18,500	\$ 7,500	\$ 16,000	\$ 919,000.00	\$ 968,000.00	
6	Icon Structures	X	X	X	\$ 715,499	\$ 9,374	\$ 25,000	N/a	\$ 6,734	\$ 10,851	\$ 7,064	\$ 8,556	\$ 749,873.00	\$ 783,078.00	
7	Monarch Build	X	X	X	\$ 844,754	\$ 11,844	\$ 25,000	N/a	\$ 6,665	\$ 15,462	\$ 7,460	\$ 12,674	\$ 881,598.00	\$ 923,859.00	
8	Camm Construction	X	X	X	\$ 626,087	\$ 8,500	\$ 25,000	N/a	\$ 4,218	\$ 10,840	\$ 4,316.00	\$ 8,547	\$ 659,587.00	\$ 687,508.00	Bid Disqualified, Included allowance for basement Waterproofing scope, in lieu of fully capturing scope per drawings.
9	A.L. Huber	X	X	X	\$ 1,149,900	\$ 10,100	\$ 25,000	N/a	\$ 9,000	\$ 20,000	\$ 11,000.00	\$ 2,100.00	\$ 1,185,000.00	\$ 1,227,100.00	