

Mark Stevens

From: Trevor Kearns <tkearns@maasbros.com>
Sent: Friday, February 7, 2025 10:03 AM
To: Emily McFarland; Mark Stevens; Tanya Reynen; Chad Butler
Cc: Tony Meyers; mzvitkovits@sehinc.com; Trevor Kearns
Subject: Cold Storage Building Bid Review

All,

We have completed review of the single bid received for the cold storage building from Morton Buildings and the voluntary alternate they provided.

Their base bid amount is \$217,175.00 .00. This includes a fully insulated building per the plans, specifications, and bid documents.

- Building is fully insulated, walls & ceiling. With metal liner paneling covering all insulation

The voluntary alternate is \$163,735.00 this is for a non-insulated building with no metal liner panel on the inside.

Benefits of having a fully insulated building with metal liner panel

- Insulated the building will help prevent heaving of concrete slab (heaving can cause issues at man doors)
- Insulated the building will likely prevent freezing conditions inside even without heating the building (In extreme cold spells it still may freeze inside without heat).
- Equipment/tools with batteries and or gaskets/seals will last longer when not exposed to freezing conditions
- Metal liner panel will protect insulation from being damaged and look aesthetically pleasing

Drawbacks from not insulated building

- Condensation could occur at floor slab during seasonal changes in weather – which could lead to moisture issues
- Slab could move when frost conditions occur – this could lead to issues at man doors
- Reduced useful life of tools/pumps/equipment that are exposed to freezing conditions

Insulate building at later date?

- This could be done, however it could cost twice as much or more (+/- \$109,00.00)
- Reasons being;
 - o Loss of economy of scale
 - o Light fixtures and receptacles will be installed and would need to be worked around
 - o Could be difficult to find contractor willing to do if public bid process is required
 - o Material & labor inflation costs

We have worked with Morton to develop two different options that still provide insulation but save costs from base bid.

- Fully insulated building with metal liner panel but no OSB sheathing for roof - \$208,502.00
 - o OSB Sheathing was called out in spec, this would make roof more rigid and durable, however not typical in post frame construction.
- Fully insulated building – no OSB sheathing at roof and no interior metal liner panel at walls - \$195,061.00
 - o Downside = insulation could be damaged if people or equipment rub against it
 - o Ceiling would still have metal liner panel (due to blown-in insulation being most cost effective)

Another option: Would be to contract with Morton for the uninsulated amount of \$163,735.00. It will take 2+ months for them to complete design and permitting.

At that time the Fire Station project will be nearly complete and the allowances could be closed out and any surplus returned to city. At that time if desired the remaining funds could be used to insulate the building.

Please let me know if you have any questions or if you would like to review further.

Trevor Kearns

Project Manager

Maas Brothers Construction Co., Inc.

410 Water Tower Court | Watertown, WI 53094

Ph: 920-261-1682 ext. 103 | Fx: 920-261-3521 | Mobile: 608-697-8360

www.maasbros.com



Mark Stevens

Subject: FW: Cold Storage Building Bid Review

From: Trevor Kearns <tkearns@maasbros.com>

Sent: Friday, February 7, 2025 10:28 AM

To: Emily McFarland <emcfarland@watertownwi.gov>; Mark Stevens <MStevens@watertownwi.gov>; Tanya Reynen <TReynen@watertownwi.gov>; Chad Butler <cbutler@watertownwi.gov>

Cc: Tony Meyers <tmeyers@maasbros.com>; mzvitkovits@sehinc.com

Subject: RE: Cold Storage Building Bid Review

Additionally there are two subcontractor request to discuss that could impact cost.

- 1) Hady Electric misinterpreted bid instructions and did not include the cold storage construction costs in their base bid.
 - a. They are requesting an additional \$45,291.81 to perform this scope of work.
 - b. Following public bid procedures the city could attempt to have them perform their scope of work at no additional cost per the bidding/contract documents
- 2) Boldt masonry - With the cold storage building work not taking place until spring they will have to remobilize their grout towers and masonry equipment. They have requested \$4,372.00 to remobilize.
 - a. We view this as a fair request. When they developed their original bid they were working on the assumption projects would be performed in the same timeline.

Let me know if you have any questions or if you would like to meet in person to discuss these along with the Morton options.

Thank you,

Trevor Kearns

Project Manager

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