



Cedar Rapids

200 Fifth Avenue SE Ste. 201
Cedar Rapids, Iowa 52401
(319) 363-6018

Des Moines

100 Court Avenue Ste. 100
Des Moines, Iowa 50309
(515) 309-0722

Iowa City

24 1/2 S. Clinton Street Ste. 1
Iowa City, Iowa 52240
(319) 363-6018

Madison

301 N. Broom Street Ste. 100
Madison, Wisconsin 53703
(608) 819-0260

Minneapolis

323 N. Washington Avenue Ste. 200
Minneapolis, Minnesota 55401
(612) 468-6851

opnarchitects.com

March 4th, 2026

Amy Kortemeyer, Superintendent
Linn-Mar Community School District
3556 Winslow Road
Marion, Iowa 52302

RE: Bid Recommendation for the LM Activities Center-Early Site Package (project 24213002)

Amy: We are pleased to report the results of bidding for the Early Site Package for the new Linn-Mar Activities Center. On Tuesday, March 3rd, 2026, we received seven bids for the Early Site Package. The low apparent bidder on the project was Eastern Iowa Excavation and Concrete of Cascade, Iowa. You can review the specifics of the bid results on the attached bid tab.

After review of the bids, we recommend that the Linn-Mar School Board accept the following base bid.

Early Site Package	
Eastern Iowa Excavation and Concrete	
Base Bid	\$ 918,291.25

Please note that there were three unit prices included on the bid tab. We received the attached documents regarding the mis-recording of one of the unit prices by Eastern Iowa Excavation. This was an anomaly in the bid that we acknowledge and will be recorded in the final contract as noted in the attached revised bid form and clarifying letter from Hall and Hall..

Upon direction from the board, OPN will prepare a letter to proceed for Eastern Iowa Excavation and Concrete and contracts between the district and the Eastern Iowa Excavation and Concrete.

Thank you for the opportunity to serve the Linn-Mar Community School District.

OPN ARCHITECTS, INC.

Roger Worm, Principal

OPN Architects

Attachments: Bid Tabulation, Unit Price Memo, Eastern Iowa Ex & Conc Bid

cc: Jon Galbraith, Chief Financial/Operating Officer, LM Community School District
file

HALL & HALL ENGINEERS, INC.

Leaders in Land Development Since 1953



March 5, 2026

OPN Architects
Attn: Matthew Stewart
200 Fifth Ave. SE, Suite 201
Cedar Rapids, Iowa 52401

RE: Linn Mar Activities Center Project
Unit Price # 3 – Eastern Iowa Excavating and Concrete, LLC.

Dear Matthew:

Attached, please find the following listed items:

Copies	Description
1	Linn-Mar Revised Unit #3.pdf

Eastern Iowa Excavating and Concrete, LLC was the apparent low bid for the Linn-Mar Activities Center – Early Site Package. The bid contains (three) unit prices of which Unit Price #3 seemed erroneous. Upon discussion with Eastern Iowa Excavating, LLC it was determined there was an anomaly with their Unit Price #3. The contractor misunderstood the unit price description. After discussion with Eastern Iowa Excavating and Concrete, LLC they have revised their Unit Price #3 pricing. The base bid along with unit prices #1 and #2 remain unchanged. Please see attached bid form with revised Unit Price #3.

You may contact us at 362-9548, if you have any questions or concerns regarding this project.

Respectfully Submitted,

Brent Jackman, P.E.
Hall & Hall Engineers, Inc.

Enclosures

**INDOOR ACTIVITIES PROJECT
EARLY SITE PACKAGE
LINN-MAR COMMUNITY SCHOOL DISTRICT
MARION, IOWA**

PROJECT NO. 24213002

TO: Linn- Mar Community School District

herein called "Owner"

FROM: Eastern Iowa Excavating & Concrete, LLC (Contractor's Name)

DATE: 3/3/2026

1. In compliance with the Advertisement for Bids and the proposed Contract Documents relating to the:

INDOOR ACTIVITIES PROJECT EARLY SITE PACKAGE LINN-MAR COMMUNITY SCHOOL DISTRICT

Project Number: 24213002

including Addenda 1, _____, _____, _____.

the undersigned hereby proposes and agrees to fully perform the Work within the time stated and in strict accordance with the proposed Contract Documents dated February 10, 2026, including furnishing labor and/or materials, and to do all of the work required to construct and complete said Work in accordance with the Contract Documents as follows:

For complete Construction as described in the Bidding Documents:

BASE BID:

Nine Hundred Eighteen Thousand, Two Hundred Ninety -One and 25/100 dollars (\$ 918,291.25)

UNIT PRICES: Bidder agrees to add to the Contract Sum the following unit prices if quantities included in the Base Bid as indicated in the Contract Documents, are increased.

UNIT PRICE NO. 1: SUBGRADE STABILIZATION WITH CRUSHED ROCK.

Unit of Measure: Dollars per cubic yard.

UNIT ADD PRICE: Thirty-Six and 75/100----- dollars (\$ 36.75)

UNIT PRICE NO. 2: SUBGRADE STABILIZATION WITH MACADAM STONE.

Unit of Measure: Dollars per cubic yard.

UNIT ADD PRICE: Forty-Five and 25/100----- dollars (\$ 45.25)

**INDOOR ACTIVITIES PROJECT
EARLY SITE PACKAGE
LINN-MAR COMMUNITY SCHOOL DISTRICT
MARION, IOWA**

PROJECT NO. 24213002

UNIT PRICE NO. 3: EXPLORATORY EXCAVATION FOR STORM AND SANITARY
SEWER AND WATER MAIN

Unit of Measure: Dollars per cubic yard.

UNIT ADD PRICE: Five and 00/100----- dollars (\$ 5.00)

2. I understand that the Owner reserves the right to reject this Bid, but that this Bid shall remain open and not be withdrawn for a period of thirty days from the date of the Bid Opening.
3. Notice of acceptance, or request for additional information, may be addressed to the undersigned at the address set forth below.
4. I agree to complete the work within the schedule of completion stated in the Bidding Documents.

SIGN HERE:



Chad Demmer

Signature of Bidder

Note: If bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation. If bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

BUSINESS ADDRESS:

121 Nixon St SE

P.O. Box 189

Cascade, IA 52033

TELEPHONE NUMBER:

(563) 852-5120