



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 ½ 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

May 1, 2024

Jon Galbraith, Chief Financial/Operating Officer
Linn-Mar Community School District
2999 N. Tenth Street
Marion, Iowa 52302

RE: Bid Recommendation for HS Extension Renovation (23279000)

Jon: We are pleased to report the results of bidding for the construction of the HS Extension Renovation project at the existing LRC building. On Tuesday, April 30, we received six bids for the project. The low bidder on the project was Unzeitig Construction of Cedar Rapids, Iowa. You can review the specifics of the bid results on the attached bid tab. Five of the six bids were less than the estimated amount of \$1.6 million and the range for those bids was just over \$300,000.

After review of the bids, we recommend that the Linn-Mar School Board accept the following bid as outlined below:

| | |
|-----------------------|-----------------|
| General Contract: | |
| Unzeitig Construction | |
| Base Bid | \$ 1,085,000.00 |

Upon direction from the board, OPN will prepare a letter to proceed for Unzeitig Construction and contracts between the district and the contractor.

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

OPN ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read 'Susan Bowersox'.

Susan Bowersox, AIA
Senior Project Architect

Attachments: Bid Tabulations

cc: Andy Parke, Linn-Mar Community School District
Roger Worm, OPN Architects



BID TABULATION
April 30, 2024

Linn-Mar HS Extension Renovation
23279000
Linn-Mar CSD
Marion, IA

| General Contractors | <i>Bid Bond</i> | <i>Bidder Status</i> | <i>Authority to conduct</i> | <i>Add. No. 1</i> | <i>Base Bid</i> |
|--|-----------------|----------------------|-----------------------------|-------------------|-----------------|
| Budget \$1.6m | | | | | |
| Garling Construction <i>Belle Plaine</i> | X | X | X | X | \$1,379,000 |
| Larson Construction <i>Independence</i> | X | X | X | X | \$1,843,000 |
| McComas Lacina Construction <i>Iowa City</i> | X | X | X | X | \$1,337,000 |
| Point Builders <i>Davenport</i> | X | X | X | X | \$1,173,000 |
| Tricon Construction <i>Dubuque</i> | X | X | X | X | \$1,404,000 |
| Unzeitig Construction <i>Cedar Rapids</i> | X | X | X | X | \$1,085,000 |