



1310 S Main St  
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paragonarchitecture.com

May 26, 2022

Mr. Rob Beachner  
Capital Improvement Project Manager  
City of Joplin  
602 South Main Street  
Joplin, MO 64801

RE: Joplin Fire Station 07 Competitive Bidding Process

Dear Mr. Beachner,

In accordance with sections 3.5.1 and 3.5.2 of the B101 Standard Form of Agreement Between Owner and Architect, see below for the services performed during the bidding phase of the Joplin Fire Station 7 project.

Bid documents were submitted to the City of Joplin Building Department for review and permitting on 04/14/22. Our team received an emailed review letter from the building department on 04/19/22 and engineering departments on 05/09/22.

Bid documents were publicly released on the Tri-State Area Contractors Association's plan room on 04/18/22. A pre-bid meeting was held on 04/27/22 at City Hall. As described in the advertisement for bids, attendance at the pre-bid meeting was mandatory for prime bidders and recommended for subcontractors. Representatives from the following companies were in attendance: RE Smith Construction Company, Branco Enterprises, Crossland Construction Company, Asbell Companies, Paragon Architecture and Olsson.

Paragon Architecture received questions from prospective bidders and prepared responses, clarifications and interpretations via addenda which were posted on the plan room for distribution. Addenda released during the bid period are as follows:

- Addendum 01 released on 04/22/22.
- Addendum 02 released on 04/29/22.
- Addendum 03 released on 05/06/22.
- Addendum 04 released on 05/13/22.
- Addendum 05 released on 05/17/22.

As described in the advertisement for bids, bids were accepted until 2:00PM, local time 05/18/22 at City Hall. At that time, the bid submissions received were opened and read aloud publicly. Branco Enterprises, Crossland Construction Company and RE Smith Construction Company submitted bids. All three bid submissions included the items required by the Instruction to Bidders for a successful bid. The bid results were documented, and the bid tabulation is attached for reference.

RE Smith Construction Company submitted the low bid of \$4,500,000.00 including all alternates. The low bid was greater than the most recent opinion of probable cost prepared by the Design Team in March 2022 of \$4,114,170.36. Therefore, another market analysis was prepared post-bid opening to validate the bid results which totaled \$4,524,309.62. Therefore, the bid submissions were confirmed to be in line with current market pricing.

Paragon Architecture will finalize the construction contract whenever acceptance of the alternates is determined, and a general contractor has been selected.

Sincerely,

Jessica Struckhoff  
Project Manager  
Paragon Architecture, LLC

Attachment: Bid Tabulation



**Project:** Joplin Fire Station 7  
**Project Address:** 6720 East 30th Street, Joplin, MO 64804  
**Location:** Joplin City Hall, 5th Floor Study  
 602 South Main Street  
 Joplin, MO 64801

**Client:** City of Joplin  
**Date & Time:** 05/18/22 @ 2:00PM, local time

BIDDER		Branco Enterprises		Crossland Construction Company		R.E. Smith Construction Company	
<b>BASE BID</b>		Alternate	\$4,485,000.00	Alternate	\$4,484,000.00	Alternate	\$4,468,000.00
<b>ALTERNATES</b>		Calendar Day Change		Calendar Day Change		Calendar Day Change	
Alternate 1	Countertops in Dorm Rooms, Captains Room and Office	Alternate	\$7,300.00	Alternate	\$7,400.00	Alternate	\$7,500.00
Alternate 2	Ceiling Fan in Apparatus Bay		\$14,000.00		\$14,000.00		\$800.00
Alternate 3	Monument Sign		\$15,000.00		\$16,000.00		\$15,000.00
Alternate 4	Fuel Station (includes \$5,000 lump sum allowance)		\$12,000.00		\$16,500.00		\$8,700.00
<b>BID ANALYSIS</b>		Branco Enterprises		Crossland Construction Company		R.E. Smith Construction Company	
<b>BASE BID</b>		4,485,000.00		4,484,000.00		4,468,000.00	
<b>ALTERNATES TOTAL</b>		\$48,300.00		\$53,900.00		\$32,000.00	
<b>BASE BID PLUS ALL ALTERNATES</b>		\$4,533,300.00		\$4,537,900.00		\$4,500,000.00	

ARCHITECT'S ESTIMATE: \$4,114,170.36 (includes base bid and all alternates)