



"Protection From The Outside In"

July 11, 2016

Stephanie Davis, Library Director
WELLS COUNTY PUBLIC LIBRARY
200 West Washington Street
Bluffton, Indiana 46714

Re: Letter of Recommendation to Proceed With Work
2016 Coping, Sheet Metal, & Sealant Work
Wells County Public Library

Dear Stephanie,

On July 8, 2016, three contractors responded to an invitation to bid on the aforementioned project. The lowest bid was submitted by Dahm Brother, Inc. for a total of \$48,200.

We reviewed all three bids and recognize Dahm Brothers, Inc. as a responsive and responsible bidder. However, this amount far exceeds our opinion of probable cost first identified in our December 2015 Investigative Report. There two main reasons. The first relates to the limestone joints that were discovered to have sealant installed over full mortar. The cost to install the redundant double sealant identified in the report is more costly because the mortar has to be ground out. In addition, additional work was added to the designed scope of work to include south elevation louver flashing and metal roof/wall interface base flashing work that are low priority as leak sources.

With that said, we asked Dahm Brothers, Inc. to provide a breakdown of their aggregate low bid in order to proceed with a logical, high priority approach to remediate leak sources. They presented the following:

- 1 Coping Work (associated with Detail 2) – \$8,575
- 2 Louver Sill & Jamb Work – North Elevation Only (associated with Details 4, 5, & 6) – \$6,625
- 3 Limestone Base Flashing at Adjacent Metal Roof Work – West Elevation Only (associated with Detail 3) – \$5,800
- 4 Limestone Joint Work (associated with Detail 1) – \$14,475
- 5 Limestone Base Flashing at Adjacent Metal Roof Work – East & South Elevation (associated with Detail 3) & Louver Jamb Work – South Elevation (associated with Detail 6) – \$7,725
- 6 Contingency Allowance (included in original bid) – \$5,000

TOTAL: \$48,200

308 South Washington Street ■ Monroeville, Indiana 46773-9356
260-623-3273 (Work) ■ 260-623-2073 (FAX) ■ 260-438-1983 (Mobile)

www.foursquaresolutions.com



As I see it, you have two options that I could endorse. The first would be to proceed with the work as designed and awarded to Dahm Brothers, Inc. for a total of \$48,200 (remember, that includes a \$5,000 contingency allowance – if no latent items come up, you get it back). The second would be to proceed with items 1-4 & 6 aforementioned and awarded to Dahm Brothers, Inc. for a total of \$35,475 (which also includes the contingency).

Subsequent to your approval, Foursquare will proceed with Dahm Brothers, Inc. to begin the work. We look forward to a successful project completion.

Respectfully,

A handwritten signature in black ink, appearing to read "Luther C. Mock". The signature is written in a cursive style with large, flowing letters.

Luther C. Mock, RRC
Design Consultant

Copies: Tom Dahm, President; Dahm Brothers, Inc..

Attachment: Bid Tabulation Form