

BID TABULATION — PROJECT NO. CVI 2500 — CONCESSIONS AND KITCHEN REMODELING, VARIED INDUSTRIES BUILDING, IOWA STATE FAIRGROUNDS

Bids Received 2:00 P.M., Thursday, 20 August 2026 — KEDbluestone Engineering, Johnston, Iowa. Bid Forms (Rev. Add. 4)

SINGLE PRIME BIDS																
BIDDER (name)	Bolton & Hay	Rapids Food Service Equipment	Edge Commercial	Eick & Day Construction, LLC	Keystone Construction Services, LLC	Munro Construction Company	Neumann Brothers, Inc.	Trinity Const. Group LTD	All Iowa Mechanical	Air Con Mechanical	Excel Mechanical Co., Inc.	Cunningham, Inc.	Winger Companies	Air Con Electric	PAR Industries, LLC	Van Maanen Electric, Inc.
CONTRACT NUMBER	CVI 2500-1	CVI 2500-1	CVI 2500-2	CVI 2500-2	CVI 2500-2	CVI 2500-2	CVI 2500-2	CVI 2500-2	CVI 2500-3	CVI 2500-3	CVI 2500-3	CVI 2500-3	CVI 2500-3	CVI 2500-4	CVI 2500-4	CVI 2500-4
BASE BID	319,120	349,544	713,000	598,700	685,000	574,000	550,000	740,500	657,700	531,306	699,000	586,135	620,000	262,489	292,389	253,740
ALTERNATE NO. 1 – MAU-1 / RTU-1 (ALT.) — ADD / DEDUCT	N/A	N/A	25,000	9,800	8,000	14,000	3,930	10,800	38,500	31,284	46,000	38,209	24,000	NOT STATED	3,869	(900)
UNIT PRICES (Contract CVI 2500-2 only)																
Unit Price 1 – Roof insulation, R&R in kind (\$/SF)			5.50	7.40	5.25	4.25	9.40	5.00								
Unit Price 2 – Coverboard, R&R in kind (\$/SF)			3.00	5.10	3.50	2.50	3.40	1.75								
Unit Price 3 – Roof deck, R&R in kind (\$/SF)			23.00	16.40	10.75	20.00	43.50	23.00								
BID GUARANTEE - 5%	16,000	17,477	35,650	“33,000 or 5% whichever is lower”	34,250	5% Bid Amount	27,900	37,026	32,885	Bid Bond — 5%	34,950	Bid Bond	31,000	13,125	14,619.45	Bid Bond — 5%
ADDENDA ACKNOWLEDGED																
Add 1	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26	8/10/26
Add 2	8/12/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26	8/11/26
Add 3	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26	8/12/26
Add 4	8/13/26	8/13/26	8/13/26	8/13/26	8/14/26	8/13/26	8/13/26	8/13/26	8/13/26	8/13/26	8/13/26	8/13/26	8/13/26	8/13/26	8/13/26	8/13/26
Add 5	NOT ACK'D	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26	8/18/26
SIGNED	Don Hammer	Troy Little	Branson Ropp	Adam Day	Justin Menke	Michael Munro	Michael G. Simpson	Chris Schaffer	James Vigon	James Sheller	John Rounds	Chuck Cunningham	Cully Spears	Doug Ketcham	Tim Mohrfeld	Nathan Van Maanen

REMARKS

Notes 1, 2

Note 3

Note 4

Note 5

Note 6

Note 7

Note 8

TOTAL — APPARENT LOW BASE BIDS (SINGLE PRIME)

1,654,166

COMBINED BIDS																
BIDDER (name)	Ball Team, LLC	Keystone Construction Services, LLC	Munro Construction Company													
CONTRACTS INCLUDED IN COMBINED BID	1, 2, 3, 4	1, 2, 3, 4	1, 2, 3, 4													
COMBINED BASE BID	1,784,800	1,955,000	1,886,000													
CVI 2500-1 - Kitchen Equipment Sum	356,472	391,000	341,000													
CVI 2500-2 - General Construction Sum	608,112	685,000	651,000													
CVI 2500-3 - Mechanical and Plumbing Sum	557,155	590,000	642,000													
CVI 2500-4 - Electrical / Data / Telephone Sum	263,061	289,000	251,000													
ALTERNATE NO. 1 – MAU-1 / RTU-1 (ALT.) — ADD / DEDUCT	41,700	42,000	54,000													
UNIT PRICES (Contract CVI 2500-2)																
Unit Price 1 – Roof insulation, R&R in kind (\$/SF)	4.49	5.25	4.25													
Unit Price 2 – Coverboard, R&R in kind (\$/SF)	2.62	3.50	2.50													
Unit Price 3 – Roof deck, R&R in kind (\$/SF)	10.21	10.75	20.00													
BID GUARANTEE - 5%	5%	97,750	5% Bid Amount													
ADDENDA ACKNOWLEDGED																
Add 1	8/10/26	8/10/26	8/10/26													
Add 2	8/11/26	8/11/26	8/11/26													
Add 3	8/12/26	8/12/26	8/12/26													
Add 4	8/13/26	8/14/26	8/13/26													
Add 5	8/18/26	8/18/26	8/18/26													
SIGNED	Matthew Karns	Justin Menke	Michael Munro													

REMARKS

Note 9

Note 10

Note 11

Low base bid per Contract and low combined bid shown in bold. Where written words and figures differ, the written words (governing amount) are entered and noted in Remarks.

All amounts are tabulated from the written Bid Forms as submitted. The written Bid Form takes precedence over any amount read aloud at the bid opening.

Bid guarantees are tabulated as stated on the Bid Forms; verify the accompanying bonds/checks in the bid file. Only All Iowa Mechanical's AIA A310 bond appears in the scanned set.

Note 1 — Bolton & Hay: Superseded Bid Form edition (header "Issued for Bid: August 5, 2026"; four addendum lines; not the Rev.–Add. 4 form). Words read four \$319,120 vs figures \$320,000 — words entered. License no. blank.

Note 2 — Bolton & Hay: Addendum 5 not acknowledged on Bid Form; per Owner follow-up 8/20/26, bidder confirmed it has read Addendum 5 and that all Addendum 5 items are included in the Bid amount.

Note 3 — Eick & Day: Base bid misread aloud at public opening as \$519,700; written Bid Form governs — \$598,700 in both words and figures, as entered. Bid guarantee stated “\$33,000 or 5%, whichever is lower.”

Note 4 — Keystone: “Contract For” field shows license no.; contract identified from unit prices and combined form. Addendum 4 acknowledged as 8/14/26 (issued 8/13/26).

Note 5 — All Iowa Mechanical: AIA A310 bid bond (Merchants National Bonding) with Power of Attorney attached.

Note 6 — Air Con Mechanical: Base bid figures show a correction on the form; written words and circled notation read \$531,306 — as entered.

Note 7 — Air Con Electric: No Alternate amount stated; Alternate No. 1 applies to CVI 2500-4 per Addendum 2.

Note 8 — PAR Industries: Words read \$292,389 vs figures \$299,389 — words entered; 5% guarantee of \$14,619.45 corroborates \$292,389.

Note 9 — Ball Team: Stated contract sums total \$1,784,800 — checks.

Note 10 — Keystone (combined): Stated contract sums total \$1,955,000 — checks. Addendum 4 acknowledged as 8/14/26.

Note 11 — Munro (combined): Combined sum handwriting partially unclear — read \$1,886,000; stated contract sums total \$1,885,000 (\$1,000 discrepancy). Alternate figures read \$54,000; words unclear. Verify both against original.