



# City of Grand Forks Staff Report

**APPROVED & ACCEPTED**  
by City Council

8/18/14

*Maureen Storstad*  
Maureen Storstad  
City Auditor

**Finance/Development Committee – August 11, 2014**  
**City Council – August 18, 2014**

**Agenda Item:** Bid for Corporate Center Parking Ramp Repairs

**Submitted by:** Brad Gengler, Planning and Community Development Director

**Staff Recommended Action:** 1) Award the project defined below to Industrial Contract Services (ICS), Inc., in the amount of \$131,750; 2) authorize staff to rebid the balance of the work this winter for construction in 2015

**Committee Recommended Action:**

Motion by Weber to approve the recommendation to accept those bids and move for Council's approval. Second by Mock. Motion Carried.

**Council Action:**

## **BACKGROUND:**

On July 21, City Council authorized bidding critical repairs at the Corporate Center Parking Ramp. Bid documents were prepared by EAPC and advertised with an August 7 bid opening. ICS submitted the only bid (see attached bid tabulation).

Based on a prioritized scope of work and available funds, EAPC and staff recommend awarding the Base Bid, Alternate 2A and Alternate 2B to ICS for a total contract amount of \$131,750. As outlined in the attached letter, EAPC suggests that value engineering will allow for temporary stair repairs to be added to the current project at the above contract amount. Stair replacement and other bid alternates would be rebid for construction next year.

## **ANALYSIS AND FINDINGS OF FACT:**

- Funding for this contract will come from 2014 budgeted capital improvements. We have \$84,418 budgeted for a reserve that we will rather utilize now, as well as \$46,500 budgeted for 2014 capital for a total available of \$130,918. Any small difference will come from this funds cash balance.
- Rebidding over the winter for construction in Spring 2015 is expected to yield a more competitive bidding environment and better pricing.

## **SUPPORT MATERIALS:**

- Bid Tabulation Form
- Letter from EAPC dated August 8, 2014
- Pg#411 from 2014 budget book document



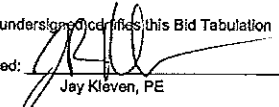
**EAPC**  
 3100 DeMars Avenue  
 Grand Forks, ND 58201-4000  
 (701) 775-3000

**BID TABULATION FORM**

PROJECT: Grand Forks Corporate Center  
 Parking Ramp Sealant Replacement  
 LOCATION: Grand Forks, North Dakota  
 PROJ. NO.: 20142450  
 BID DATE: August 7, 2014 2:00 PM CDT

Bidders Name	ICS, Inc.				
5% Bid Bond	✓				
Contractor's License	20742 Class A				
Addendum No. 1 & 2	✓				
<b>BASE BID</b>	<b>\$ 33,750.00</b>				
<b>ALTERNATES</b>					
No. 1 Exterior stair replacement	+ \$ 168,000.00				
	Day 60	Day	Day	Day	Day
No. 2A Fourth level joint sealant replacement	+ \$ 78,000.00				
	Day 0	Day	Day	Day	Day
No. 2B Fourth level expansion joint replacement	+ \$ 20,000.00				
	Day 0	Day	Day	Day	Day
No. 2C Fourth level expansion joint replacement with deferred schedule	+ \$ 20,000.00				
	Day 300	Day	Day	Day	Day
No. 3A Third level Joint sealant replacement	NO BID				
		Day	Day	Day	Day
No. 3B Third level Joint sealant replacement with deferred schedule	+ \$ 84,500.00				
	Day 300	Day	Day	Day	Day
No. 3C Third level expansion joint replacement	NO BID				
		Day	Day	Day	Day
No. 3D Third level expansion joint replacement with deferred schedule	+ \$ 16,000.00				
	Day 300	Day	Day	Day	Day
No. 4A Second level joint sealant replacement	NO BID				
		Day	Day	Day	Day
No. 4B Second level joint sealant replacement with deferred schedule	+ \$ 71,500.00				
	Day 300	Day	Day	Day	Day
No. 4C Second level expansion joint replacement	NO BID				
		Day	Day	Day	Day
No. 4D Second level expansion joint replacement with deferred schedule	+ \$ 16,000.00				
	Day 300	Day	Day	Day	Day
No. 5A First level joint sealant replacement	NO BID				
		Day	Day	Day	Day
No. 5B First level joint sealant replacement with deferred schedule	+ \$ 15,000.00				
	Day 300	Day	Day	Day	Day
<b>UNIT COSTS</b>					
Unit Cost 1, Removal and replacement of sealant and backer rod at vertical precast wall panel joints	+ \$ 6.50/LF				
	Day 1	Day	Day	Day	Day
Unit Cost 2, Removal and replacement of sealant and backer rod at horizontal precast panel joints	+ \$ 6.50/LF				
	Day 1	Day	Day	Day	Day
Unit Cost 3, Partial depth repairs of precast double tee flanges at joints where concrete spalling has occurred.	+ \$ 375.00/EA				
	Day 1	Day	Day	Day	Day
<b>Substantial Completion</b>					
Base Bid	45 calendar days	calendar days	calendar days	calendar days	calendar days

The undersigned certifies this Bid Tabulation

Signed:   
 Jay Kleven, PE



August 8, 2014

City of Grand Forks - Urban Development  
255 North Fourth Street  
Grand Forks, North Dakota 58203

Subj: GF Corporate Center Parking  
Ramp Sealant Replacement

Re: Bid evaluation

File: 20142450 / City #7200

Dear Mr. O'Neil:

EAPC has evaluated the bid results for the subject project.

A single bid was received for the subject project from ICS, Inc. of Grand Forks, ND. Based on available funds the Owner can afford to award the Base Bid, Alternate 2A, and Alternate 2B. It is recommended that Alternate 2A be accepted with the intent of performing value engineering deducts to limit the scope of joint sealant replacement to the areas of greatest concern.

It should be recognized that the unit cost per linear foot of joint sealant as bid are sensitive to the quantity bid and depending on the quantity deducted the unit price may not hold.

It is recommended that the Owner perform temporary repairs on the exterior stairs using funds from the project's value engineering deduct Change Orders.

Based on the bid tabulation results, Owner intent, and the available funds we suggest that the contract be awarded to ICS, Inc. for work covered under the Base Bid, Alternate 2A, and Alternate 2B, including all Unit Costs with the intent of accepting value engineering deductions upon award of contract.

Sincerely,

Jay Kleven, P.E.  
for  
EAPC

Encl./ Certified bid tabulation

City Of Grand Forks

## Fund 5997: Municipal Parking System

Account Number	Description	2011 Amended Budget	2011 Actual Amount	2012 Amended Budget	2012 Actual Amount	2013 Adopted Budget	2014 Adopted Budget
<b>Fund</b>	<b>5997</b>	<b>Municipal Parking System</b>					
<b>Expenses</b>							
<b>Department</b>	<b>100</b>	<b>Expenditures</b>					
	Level	Transaction			Number of Units	Cost Per Unit	Total Amount
	Adopted Budget	Repair stairways in Corporate Center ramp			1.00	17800	\$17,800.00
	Adopted Budget	Repair spalling concrete in Corporate Center ramp			1.00	6200	\$6,200.00
	Adopted Budget	Replace expansion joints in Corporate Center ramp			1.00	22500	\$22,500.00
		Total Adopted Budget					\$46,500.00
700.0050	Gen Equipment N.O.C.	\$0.00	\$0.00	\$0.00	\$0.00	\$26,240.00	\$0.00
700.0070	Office Equipment	\$0.00	\$0.00	\$50.00	\$36.00	\$0.00	\$0.00
<b>Total: Capital Outlay</b>		<b>\$126,500.00</b>	<b>\$0.00</b>	<b>\$357,790.00</b>	<b>\$36.00</b>	<b>\$585,040.00</b>	<b>\$46,500.00</b>
<b>Non-Current Outlay</b>							
996.0000	Non-Current Outlays	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$84,418.00
<b>Budget Transactions:</b>							
	Level	Transaction			Number of Units	Cost Per Unit	Total Amount
	Adopted Budget	Trs to "Cash-Replacement Reserves"			1.00	84418	\$84,418.00
		Total Adopted Budget					\$84,418.00
<b>Total: Non-Current Outlay</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$84,418.00</b>
<b>Extraordinary Expense</b>							
994.0000	Unrealized Loss on Invest	\$0.00	\$662.28	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total: Extraordinary Expense</b>		<b>\$0.00</b>	<b>\$662.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Department Total: Expenditures</b>		<b>\$336,621.00</b>	<b>\$194,880.50</b>	<b>\$645,458.00</b>	<b>\$303,138.56</b>	<b>\$782,980.00</b>	<b>\$333,825.00</b>