



City of Grand Forks Staff Report



Committee of the Whole – January 28, 2019
City Council – February 4, 2019

Agenda Item: Bids for City Project No. 7961, District No. 731 – Paving and Street Lighting for Peyton’s Place Circle

Submitted by: Engineering Department, David J Kuharenko, PE (Principal Civil Engineer)

Staff Recommended Action: Award contract to low bidder, Paras Contracting in the amount of \$120,451.25 for Project No. 7961, District No. 731 – Paving and Street Lighting for Peyton’s Place Circle

Committee Recommended Action: Moved to City Council with a unanimous recommendation to approve

Council Action:

BACKGROUND:

This project will provide paving and street lighting to platted lots adjacent to Peyton’s Place Circle. This cul-de-sac is located west of Belmont Rd and south of 55th Ave S. and will create approximately seven residential lots available for development. Street lighting will be installed along with paving. The attached district map shows the location of the project.

Bids for this project were received on January 14, 2019.

Crary Development, Inc. has requested the construction of the utilities in 2018 and for the costs to be special assessed to the benefitting properties. There is no City cost. The letter of request has been included. Typically in a new development the underground utilities are installed in a separate project prior to a paving project. Originally the utilities were bid on June 18, 2018. No bids were received for the utilities and therefore the bidding and special assessment process for the paving project was ended by staff with authorization from the City Council on July 9, 2018. A project to install the underground utilities has been rebid and awarded and construction is ongoing. The Developer has also requested the deferral of special assessment for 3 years in accordance with the approved development incentives.

This project has been considered at a number of previous Council/Committee/Public meetings, some of which are as follows:

- June 4, 2018 – Council approved the Engineer’s Report and Created the Special Assessment District for Project 7595 – Paving and Street Lighting for Peyton’s Place Circle.
- June 18, 2018 – City Council approved Plans and Specifications for Project 7595 – Paving and Street Lighting for Peyton’s Place Circle.
- July 9, 2018 – City Council approved authorizing staff to suspend Project 7595 – Paving and Street Lighting for Peyton’s Place Circle.
- December 3, 2018 – City Council approved the Engineer’s Report and Created the Special Assessment district for Project 7961 – Paving and Street Lighting for Peyton’s Place Circle.
- December 17, 2018 – Council approved the Plans and Specifications for this project

ANALYSIS AND FINDINGS OF FACT:

- Bids were received on January 14, 2019.
- A total of 6 bids were received and 6 bids were opened.
- The bids received ranged from \$120,451.25 to \$148,243.50.
- The lowest bid received was from Paras Contracting in the amount of \$120,451.25.
- The Engineer’s Estimate for this project is \$117,036.00.
- The lowest bid received was approximately 3% above the Engineer’s Estimate.
- City staff feels the low bidder is qualified to do the work of this project.
- Benefitting properties will be special assessed for the project.
- Construction is anticipated to take place during the 2019 construction season and be completed during of the 2019 construction season.

SUPPORT MATERIALS:

- Abstract of Bids Received (1 page)
- Timetable For Special Assessment Project (1 page)
- Project Location Map (1 page)

Abstract of Bids Received
City Project No. 7961
Paving Peyton's Place Circle
Bid Opening 2:00 PM, January 14, 2019

	Contractor	Acknowledge Addendum 1	Bid Bond	Contractors License	Non-Collusion Affidavit	Bid Form Signature	Base Bid
1	Paras Contracting Fargo, ND	N/A	X	X	X	X	\$120,451.25
2	Tony Anderson Construction Grand Forks, ND	N/A	X	X	X	X	\$120,483.50
3	Opp Construction Grand Forks, ND	N/A	X	X	X	X	\$140,698.50
4	MAK Construction Grand Forks, ND	N/A	X	X	X	X	\$142,319.25
5	Berger Enterprises Emerado, ND	N/A	X	X	X	X	\$145,125.75
6	Strata Corporation Grand Forks, ND	N/A	X	X	X	X	\$148,243.50
7	Witzel Construction Langdon, ND	N/A	X	X	X	X	No Bid
	<i>Engineer's Estimate</i>						\$117,036.00

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Paving and Street Lighting for Peyton's Place Circle

Project Number 7961

District No. 731

- Paving
- Street Lighting
- Street Improvement
- Other _____

This timetable prepared by DJK

Revised by DJK

Date 11/2/18

Date 1/14/19

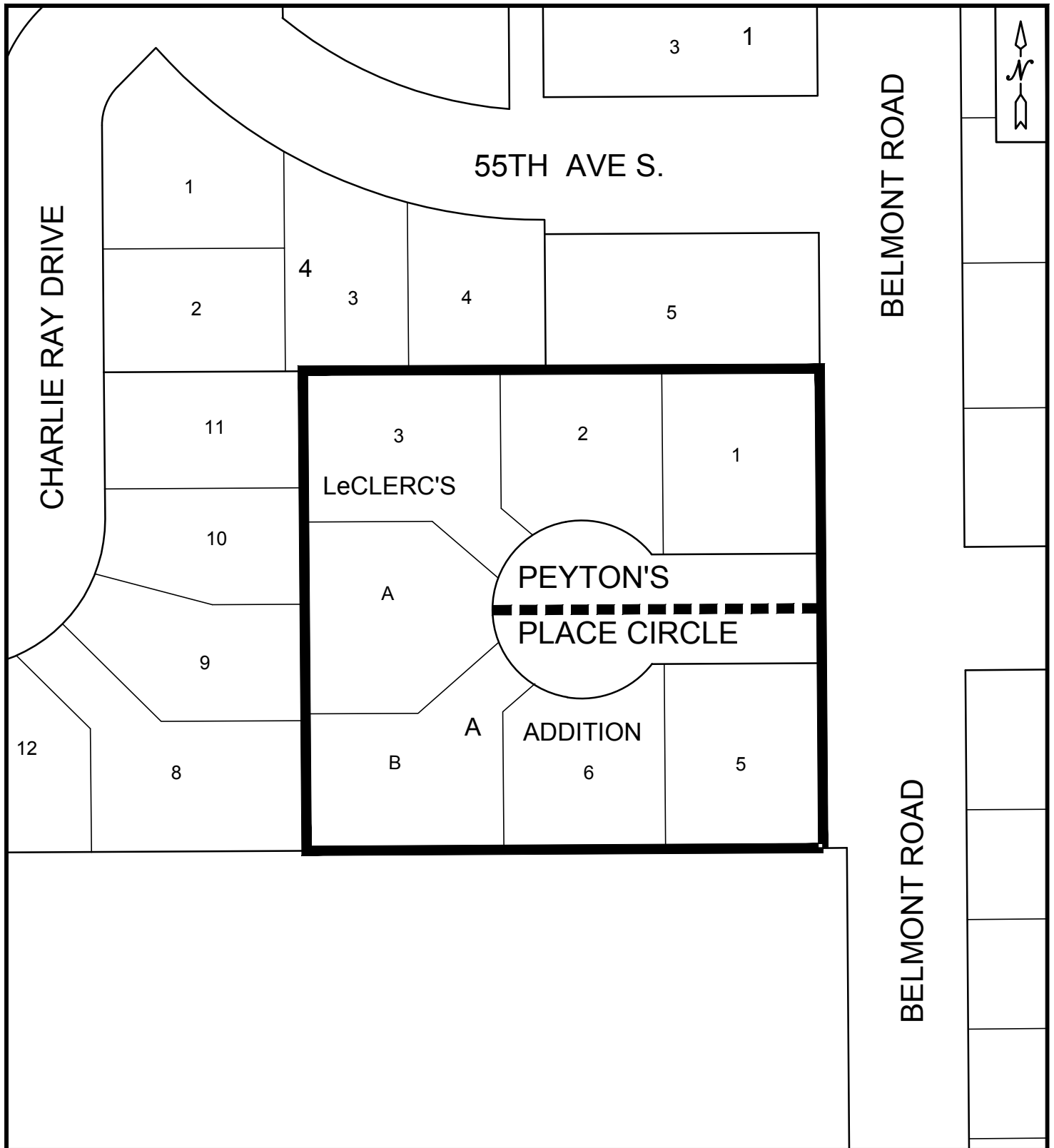
Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Resolution creating assessment district. Direct engineering to prepare plans & specifications, and advertise for construction bids.		11/26/18	12/3/18	
*Notices sent to property owners.	Week of 12/4/18			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 12/4/18			
Approval of plans & specs/set bid date.		12/10/18	12/17/18	
Resolution of Necessity published.	12/18/18			
**Advertisement for bids prepared.	12/12/18			
*Advertisement for bids published.	12/15/18			
Discuss Project. (Optional)		1/7/19		
***Bids received, opened & tabulated.	1/14/19			
#Recommend award of contract.		1/28/19		We are Here
Expiration of protest period.	1/17/19			
***Certificate as to sufficiency.	2/4/19			
Resolution as to protest and awarding contract.			2/4/19	

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

***Responsibility of Finance & Administrative Service Office & Engineering Department.

#If bids are more than 25% higher than engineers estimate, Finance & Administrative Services Office will notify property owners and protest period will be extended 2 weeks.





PAVING AND STREET LIGHTING FOR PEYTON'S PLACE CIRCLE

LEGEND

PROJECT # 7961

DISTRICT # 731

-  ASSESSMENT DISTRICT BOUNDARY
-  PROJECT LIMITS