



City of Grand Forks Staff Report



Committee of the Whole – February 11, 2019
City Council – February 19, 2019

Agenda Item: Bids for Construction, Mechanical, and Electrical for the City Bus Maintenance Facility Rehabilitation, Remodel, and Addition. City project #7942

Submitted by: Dale Bergman, Public Transportation Division Director
Ali Rood, Mobility Manager

Staff Recommended Action: Approve bids for general and civil construction, mechanical construction, and electrical construction for the City Bus Maintenance Facility Rehabilitation, Renewal, and Addition Project to include the ten (10) Alternatives when and if funding is made available. The lowest and best bids are as follows: General and Civil Construction – Diversified Contractors - \$3,247,600.00; Mechanical Construction – Manning Mechanical – \$728,400.00; Electrical Construction – Bergstrom Electric - \$560,819.00 for a total construction cost base bid plus alternatives of \$4,536,819.00, subject to review and approval of the City Attorney. Subject to the Finance Department approve necessary budget amendments as needed.

Committee Recommended Action: Refer to City Council with recommendation to approve.

Council Action:

BACKGROUND:

The City Bus Maintenance Facility Rehabilitation Project (Project) is intended to modernize, rehabilitate, renew, and add additional space to the facility for staff and vehicle maintenance and storage. The Project will improve the facility’s electrical, mechanical, IT, and the general condition and will be more energy efficient and have better functionality. This project will have a total budget of \$5.03 million dollars for the design and construction of this project. In 1983 City Bus Maintenance Facility was originally constructed in the Industrial Park and this is the first significant renovation and expansion of the facility.

ANALYSIS & FINDINGS OF FACT:

- After public advertising, proposals submittals, and review of the proposals, there were a total of nine general contractors submitting proposal for the civil and general construction. Six mechanical firms submitted proposals for the mechanical construction and four electrical firms submitted proposals for the electrical construction.
- After review of all bids, City staff is recommending approval of Diversified Contractors as the lowest and best bid for the general and civil construction, Manning Mechanical as the

lowest and best bid for mechanical construction, and Bergstrom Electric as the lowest and best bid for electrical construction contractors to perform the construction services for the City Bus Maintenance Facility Rehabilitation Project (City Project #7942).

- The accepted alternative #2 – add walls and storefront system at the office area and #7 – replace the existing sand-oil interceptor would be done with the base bids immediately during the construction and the other alternatives would be done when and if the funding becomes available during the current project. The additional alternatives and the related funding requires NDDOT and MNDOT project concurrence and funding. The NDDOT and MNDOT funding will likely not occur until later than the start date of construction.
- City staff will work with JLG and the City Attorney to complete signed construction contracts and approval to move forward with the project in March 2019 with a final completion by March 1, 2020.
- This Project will substantially improve the facility for the next 30 plus years and was made possible with acceptance of the \$3,600,000 in Federal Transit Administration (FTA) capital funds for building rehabilitation and renewal along with other FTA capital funds of \$304,497 for other building improvements.
- The FTA capital grants require a minimum of 20 percent local match. The local match portion will come from public transportation cash carryover funds that have been saved and programmed over the last eight years for this project of \$1,125,503.
- The total project cost to include construction, professional fees, furniture, fixtures, equipment, and contingency with alternatives #2 and #7 is \$5,029,109 and the total project budget is \$5,030,000.
- City staff is also seeking approval for any budget amendments needed for the project and authorization to move forward with the project.

SUPPORT MATERIALS:

- Summary Bid Tabulation
- Bid Ranking Form
- Bid Tabulation with all Alternatives

**BID SUMMARY**

JLG #18080 GFK C.A.T. BUS MAINTENANCE & STORAGE

Issued: Date February 2019

CONSTRUCTION COSTS**New Construction**

General Building Construction	\$	2,888,000.00
Mechanical Construction	\$	697,000.00
Electrical Construction (includes generator)	\$	493,712.00
	\$	4,078,712.00

Accepted Alternates

Add Alternate #2		\$29,000
Add Alternate #7		\$13,800
		\$42,800

Contingency	5%	\$210,197
Escalation Fall 2019 Start		\$0
		\$210,197

TOTAL CONSTRUCTION COSTS \$4,331,709**SOFT COSTS (OWNER)**

Professional Fees	\$475,000
Additional Landscape Design Services	\$5,000
FFE Furniture Selection	\$35,000
Reimbursable Expenses	\$5,000
Owner Fees	\$0
Furniture, fixtures and equipment (FFE)	\$110,000
Waste Oil Tank and Relocation of Oil Tank	\$50,000
Site Survey	\$3,600
Geotechnical Report	\$3,800
Hazardous Material Abatement	\$0
Temporary Heat	\$0
Special Inspections and Testing	\$10,000
Permits	\$0
Tapping Fee	\$0
Legal, Admin or Miscellaneous Cost	\$0
Moving Cost	\$0

All softcosts are estimated at 15%*TOTAL SOFT COSTS \$697,400****TOTAL PROJECT COST****TOTAL PROJECT COST \$5,029,109****TOTAL PROJECT BUDGET****\$5,030,000****ALTERNATE LIST**

1 Re-roof Existing Bus Storage area (22,000 sf)	Alt	\$157,000
2 ADD walls and storefront system at office area	Alt	\$29,000
3 ADD Translucent Panel ILO burnished block	Alt	\$22,000
4 ADD Translucent Panel to Replace North Kalwall	Alt	\$64,000
5 ADD exterior scrim(s)	Alt	\$32,000
6 Not Used	Alt	
7 Replace the existing sand-oil interceptor	Alt	\$13,800
8 Replace Vehicle exhaust system	Alt	\$19,200
9 Replace/Upgrad 7 Head-bolt heater posts	Alt	\$12,891
10 Upgrade exterior lighting (exterior walls and site)	Alt	\$54,556
11 Add parking stalls (12)	Alt	\$54,000
SUBTOTAL		\$458,447

SUMMARY BID TABULATION



PROJECT: JLG 18080 - Cities Area Transit Bus Facility

BID TIME: February 5, 2019, 2pm

List Addendas issued:

- Addendum #1 dated January 23, 2019
- Addendum #2 dated January 28, 2019
- Addendum #3 dated January 30, 2019
- Addendum #4 dated January 31, 2019

ALTERNATES

Contractors	Base Bid	Alternate #2	Alternate #7	
MULTIPLE PRIME BIDS				
GENERAL & CIVIL CONSTRUCTION				
Diversified Contractors	\$ 2,888,000.00	\$ 29,000.00	\$ 1,600.00	\$ 2,918,600.00
Gast General Contractors	\$ 2,990,000.00	\$ 23,600.00	\$ 2,900.00	
Community Contractors	\$ 3,077,000.00	\$ 35,970.00	\$ 1,837.00	
Structures, Inc	\$ 3,101,264.00	\$ 71,469.00	\$ 2,760.00	
Roer's Construction	\$ 3,248,201.00	\$ 42,454.00	\$ 5,000.00	
MAK Construction	\$ 3,400,000.00	\$ 52,000.00	\$ -	
Construction Engineers	\$ 3,429,000.00	\$ 38,000.00	\$ 3,500.00	
Comstock Construction	\$ 3,494,400.00	\$ 34,000.00	\$ 2,000.00	
ICS	\$ 3,745,000.00	\$ 37,300.00	\$ 11,690.00	
MECHANICAL CONSTRUCTION				
Manning Mechanical	\$ 697,000.00	\$ -	\$ 12,200.00	\$ 709,200.00
Northern Plains Mechanical	\$ 737,573.00	\$ -	\$ 11,556.00	
Dakota Metal Fabrication	\$ 740,000.00	\$ -	\$ 12,950.00	
CL Linfoot	\$ 819,963.00	\$ -	\$ 15,587.00	
CustomAire	\$ 873,870.00	\$ -	\$ 16,810.00	
Robert Gibb and Sons	\$ 897,000.00	\$ -	\$ 11,100.00	
ELECTRICAL CONSTRUCTION				
Bergstrom Electric	\$ 493,712.00	\$ (340.00)	\$ -	\$ 493,372.00
Fusion Automation	\$ 493,992.19		\$ -	
Dakota Electric Construction	\$ 509,000.00	\$ (2,000.00)	\$ -	
RBB Electric	\$ 584,500.00	\$ -	\$ -	
SINGLE PRIME BIDS*				
GENERAL & CIVIL, MECHANICAL, ELECTRICAL				
Roer's Construction	\$ 4,658,417.00	\$ 42,454.00	\$ 30,248.00	
ICS	\$ 5,245,000.00	\$ 37,300.00	\$ 11,690.00	

* Contractors may provide a Single Prime bid for the project, but the Single Prime bid can only be considered the low bid if the combined low Multiple Prime bids for General, Mechanical, and Electrical are greater than the low Single Prime bid.

Total Construction Cost
Base Bid + Accepted Alternates **\$ 4,121,172.00**



List Addendas issued:
 Addendum #1 dated 190123
 Addendum #2 dated 190128
 Addendum #3 dated 190130
 Addendum #4 dated 190131

ALTERNATES

Contractors	Contractor License	Bid Bond	Acknowledged Addendas	Base Bid	Alternate #1 Re-Roof Existing Bus Storage Area	Alternate #2 ADD walls & storefront system at office area	Alternate #3 ADD Translucent Panel ILO burnished block	Alternate #4 ADD Translucent Panel to Replace North Kalwall	Alternate #5 ADD Exterior Scrim(s)	Alternate #6 (NOT USED)	Alternate #7 Replace the existing Sand-Oil Interceptor	Alternate #8 Replace Vehicle Exhaust System	Alternate #9 Replace/Upgrade 7 Head-Bolt Heater Posts	Alternate #10 Upgrade Exterior Lighting (exterior walls and site)	Alternate #11 ADD 12 Parking Stalls	Comments: Roof Insulation / sq.ft. for 22,000 sq. ft	Base with All Alternates except insulation costs
GENERAL CONSTRUCTION																	
Diversified Contractors	X	X	X	\$ 2,888,000.00	\$ 157,000.00	\$ 29,000.00	\$ 22,000.00	\$ 64,000.00	\$ 32,000.00	\$ -	\$ 1,600.00	\$ -	\$ -	\$ -	\$ 54,000.00	2.75 /sf	\$ 3,247,600.00
Gast General Contractors	X	X	X	\$ 2,990,000.00	\$ 153,000.00	\$ 23,600.00	\$ 10,800.00	\$ 53,200.00	\$ 37,400.00	\$ -	\$ 2,900.00	\$ -	\$ -	\$ -	\$ 24,400.00	2.90 /sf	\$ 3,295,300.00
Community Contractors	X	X	X	\$ 3,077,000.00	\$ 148,500.00	\$ 35,970.00	\$ 9,933.00	\$ 63,511.00	\$ 33,814.00	\$ -	\$ 1,837.00	\$ -	\$ -	\$ -	\$ 33,924.00	2.55 /sf	\$ 3,404,489.00
Structures, Inc	X	X	X	\$ 3,101,264.00	\$ 154,293.00	\$ 71,469.00	\$ 8,221.00	\$ 77,911.00	\$ 36,359.00	\$ -	\$ 2,780.00	\$ -	\$ -	\$ -	\$ 31,396.00	2.98 /sf	\$ 3,483,673.00
Roe's	X	X	X	\$ 3,248,201.00	\$ 140,000.00	\$ 42,454.00	\$ 44,734.00	\$ 66,823.00	\$ 88,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 24,000.00	\$2.55 /sf	\$ 3,659,212.00
MAK Construction	X	X	X	\$ 3,400,000.00	\$ 162,000.00	\$ 52,000.00	\$ 14,000.00	\$ 58,200.00	\$ 55,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,260.00	2.85 /sf	\$ 3,762,460.00
Construction Engineers	X	X	X	\$ 3,429,000.00	\$ 166,500.00	\$ 38,000.00	\$ 6,000.00	\$ 76,500.00	\$ 31,000.00	\$ -	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 39,000.00	none	\$ 3,789,500.00
Comstock Construction	X	X	X	\$ 3,494,400.00	\$ 151,000.00	\$ 34,000.00	\$ 24,000.00	\$ 67,000.00	\$ 68,000.00	\$ -	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 27,000.00	2.50 /sf	\$ 3,867,400.00
ICS	X	X	X	\$ 3,745,000.00	\$ 146,100.00	\$ 37,300.00	\$ 8,600.00	\$ 64,900.00	\$ 49,950.00	\$ -	\$ 11,690.00	\$ -	\$ -	\$ -	\$ 31,600.00	2.45 /sf	\$ 4,095,140.00
MECHANICAL CONSTRUCTION																	
Manning Mechanical	X	X	X	\$ 697,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,200.00	\$ 19,200.00	\$ -	\$ -	\$ -		\$ 728,400.00
Northern Plains Mechanical	X	X	X	\$ 737,573.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,556.00	\$ 21,905.00	\$ -	\$ -	\$ -		\$ 771,034.00
Dakota Metal Fabrication	X	X	X	\$ 740,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,950.00	\$ 15,800.00	\$ -	\$ -	\$ -		\$ 768,750.00
Cl Linfoot	X	X	X	\$ 819,963.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,587.00	\$ 12,985.00	\$ -	\$ -	\$ -		\$ 848,535.00
CustomAire	X	X	X	\$ 873,870.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,810.00	\$ 22,830.00	\$ -	\$ -	\$ -		\$ 913,510.00
Robert Gibb and Sons	X	X	X	\$ 897,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,100.00	\$ 19,360.00	\$ -	\$ -	\$ -		\$ 927,460.00
ELECTRICAL CONSTRUCTION																	
Bergstrom Electric	X	X	X	\$ 493,712.00	\$ -	\$ (340.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,891.00	\$ 54,556.00	\$ -		\$ 560,819.00
Fusion Automation	X	X	X	\$ 493,992.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,226.50	\$ 57,915.00	\$ -		\$ 564,133.69
Dakota Electric Construction	X	X	X	\$ 509,000.00	\$ -	\$ (2,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,970.00	\$ 70,775.00	\$ -		\$ 589,745.00
RBB Electric	X	X	X	\$ 584,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,700.00	\$ 65,800.00	\$ -		\$ 665,000.00
COMBINED BID																	
Roers (multiple prime)	X	X	X	\$ 4,658,417.00	\$ 140,000.00	\$ 42,454.00	\$ 44,734.00	\$ 66,823.00	\$ 88,000.00	\$ -	\$ 30,248.00	\$ 16,000.00	\$ 12,890.00	\$ 54,556.00	\$ 24,000.00	2.55 /sf	\$ 5,178,122.00
ICS (multiple prime)	X	X	X	\$ 5,245,000.00	\$ 146,100.00	\$ 37,300.00	\$ 8,600.00	\$ 64,900.00	\$ 49,950.00	\$ -	\$ 11,690.00	\$ 28,000.00	\$ 14,000.00	\$ 63,700.00	\$ 31,600.00	2.45 /sf	\$ 5,700,840.00
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Total Multiple Prime Cost
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 4,536,819.00