



REQUEST FOR BOARD ACTION

MEETING DATE: February 17, 2022

PREPARED BY: Chuck Stifter, Parks and Recreation Director

AGENDA ITEM: Gleason Fields Athletic Complex Bid Award
Resolution 22-050 PB

PREVIOUS ACTIONS:

Park Board approval at their January 20, 2022 meeting of the final bid document package and authorization of advertisement for bids for the Gleason Fields Athletic Complex.

RECOMMENDED PARK BOARD ACTION:

Motion by _____ to adopt Resolution No. 22-050 PB rejecting, accepting and awarding contracts and purchases associated with the construction of the Gleason Fields Athletic Complex project.

Motion by _____ to approve the Assignment of Contract with RJM Construction and authorize the Parks and Recreation Board Chairman and Parks and Recreation Director to execute the document contingent on final review by the City Attorney and Parks and Recreation Director.

COMMENTS:

Staff has been working with Stantec and RJM Construction to design and estimate the Gleason Fields Athletic Complex. Bids encompass all the construction items for the project.

The project is using a modified version of the Construction Manager at Risk method, in which RJM will deliver the project for a guaranteed maximum price set at the time the Park Board enters into a contract with RJM. The guaranteed maximum price includes construction contingency and contractor allowances to cover unforeseen costs that may arise.

Bids were received on February 10, 2022 for the Gleason Fields Athletic Complex. There was great interest in the project with a total of 50 bids received for 15 bid categories solicited and a total of 50 quote received for 20 quote categories solicited. RJM Construction completed a

review of the bid and quotes and are recommending contract awards for the companies detailed in Table A. The awards as detailed are based on the current estimated project value of \$14,902,035. The total amount of the bids is consistent with the budget established by RJM for the project.

Staff is recommending contract awards as recommended by RJM Construction, as detailed in Table A below:

Table A

Company	Bid Category	Base Bid	Alternate #4	Bid Award
Midwest Specialty Maint	1A	\$7,453	\$750	\$8,203
Donald R Frantz	3A	\$837,200	\$26,200	\$863,400
Donald R Frantz	4A	\$191,800	\$17,200	\$209,000
Amerect Inc	5B	\$59,484		\$59,484
Ebert Construction	6A	\$238,200	\$56,500	\$294,700
Nordstrom Sheet Metal	7A	\$174,300	\$45,600	\$219,900
Exterior Building Services Inc	7B	\$45,052		\$45,052
Gustov and Rudy	7E	\$80,881	\$44,570	\$125,451
LaForce	8A	\$38,251	\$7,905	\$46,156
Twin City Garage Door	8B	\$31,700	\$3,475	\$35,175
Inglas LLP	8C	\$15,990		\$15,990
RTL Construction	9A	\$20,642		\$20,642
Windsor Companies	9B	\$14,000		\$14,000
JB Nelson	9C	\$74,465	\$2,290	\$76,755
Archetype	10A	\$54,900		\$54,900
BMSI	10B	\$34,424		\$34,424
Upper Midwest Construction	10C	\$8,040		\$8,040
H2I Group	11A	\$951,687		\$951,687
Peterson Companies	11B	\$154,070		\$154,070
H&B Specialized Products	11C	\$54,988		\$54,988
GR Mechanical	22A	\$137,000		\$137,000
Metro Sheet Metal	23A	\$110,984		\$110,984
Design Electric Inc	26A	\$997,795	\$18,299	\$1,016,094
Rachel Contracting	31A	\$1,698,800	\$33,800	\$1,732,600
Peterson Companies	31B	\$671,225		\$671,225
Bituminous Roadways Inc	32A	\$429,900	\$5,700	\$435,600
Ebert Construction	32B	\$362,000	\$1,000	\$363,000
Action fence	32C	\$299,980		\$299,980
Precision Hardscapes	32D	\$159,576		\$159,576
Peterson Companies	32E	\$370,760		\$370,760
Court Surfaces and Repair Inc	32F	\$8,850		\$8,850
C&C Courts Inc	32G	\$99,062		\$99,602

Staff is recommending the Board reject bids associated with of bid categories 13A as recommended by RJM Construction.

Table B

Company	Bid Category	Base Bid	Alternate #4	Bid Award
Shade Structures	13A	\$734,800		

The bidding process returned two bid categories that did not meet the benefit of the Board. The Shade Structures bid is much higher than the estimate and what is understood to be a purchase price through a cooperative purchasing alliance. A \$500,000 value has been added to the Owner Costs to cover this purchase.

We received no steel bids which will require a rebid at a future date. A \$275,000 value has been added to the construction cost until the steel can be rebid.

City Attorney Scott Landsman has reviewed the bid recommendation and tabulation presented by RJM Construction. Per the agreement RJM Construction, the awarded contracts are required to be assigned to RJM Construction. Attachment C is a form of Assignment of Contract.

Following a positive review by the Park Board, staff will prepare an amendment to the RJM Construction contract to include the Guaranteed Maximum Price reflective of the post bid estimate of \$14,902,035 and present that for Board review at an upcoming meeting.

ATTACHMENTS:

Attachment A – Resolution 22-050 PB

Attachment B – RJM Construction letter to Chuck Stifter dated February 11, 2022

Attachment C – Assignment of Contract