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Mr. Sean Simonson
Engineering Division Manager
City of Northfield
801 Washington Street
Northfield, MN 55057

RE: 2019 Street Improvements
City of Northfield
City Project #2019STRT-A42
BMI Project No.: T18.117536

Mr. Simonson,

The above referenced project went to bid on Thursday April 25th, however there were no bids were received from contractors. As a result, we reached out to a number of potential prime contractors who had requested plans and specifications for the project to determine any potential reason(s) bids were not submitted. These conversations are summarized below.

1. Heselton Construction stated they were already full with work for the early part of the summer and not having the option to allow the contractor the flexibility to complete the project in a manner they propose was an issue. The biggest deterrent for them was the construction schedule and deadlines. In combination, they didn't think they could complete the job on time. They would be interested in a rebid split between this fall and 2020.
2. Valley Paving stated that their biggest issue was the schedule and deadlines. They would be interested in a rebid if it allowed for fall work, after Labor Day, and was a carry over into next year. They noted, however, that if the project is rebid with the southern area being completed in 2020, that if they are restricted by the same intermediate deadlines as the original bid, it will dissuade them from bidding again.
3. Northwest Asphalt stated that the construction deadlines were an issue for them, particularly with the location of where their crews were already booked for the year. They stated an interest in having fall work with a carryover into next year for the project.
4. McNamara Contracting stated that the schedule and deadlines were infeasible and to try to accomplish the work under these deadlines, they would have had to put forward an inferior product. They have built too good of a working relationship with the City to perform potentially inferior workmanship. They said that not receiving bids on the project was not a reflection of the City or the Consultant and that they enjoy working with both staffs, but that the project just wasn't possible. They stated a strong interest in fall work, beginning in September, as most contractors have flexibility beginning at that time. They stated it was their opinion that the best prices would come from having a portion of the project completed this fall, and having the remainder already on the books for 2020 construction. However, they

also stated that having the intermediate deadlines would still make things difficult on the south portion of the project. They also communicated specific items that, in general, promoted Contractor flexibility during construction.

Based on these conversations we would propose rebidding the project, as designed, allowing increased flexibility for the Contractor to complete the work by revising the deadlines originally set forth in the Contract (specifically the completion dates associated with the Northfield Arts Guild and the Defeat of Jesse James Days). We would recommend allowing the Contractor to complete the north area of the project in 2019 with a required substantial completion of November 1, 2019. Under the same Contract, the Contractor would then be required to complete the south area of the project during the 2020 construction season. The entire project would have a required substantial completion date of September 1, 2020. All of the interested Contractors indicated these changes would likely allow them to submit a competitive bid.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in blue ink, appearing to read "Brian Hilgardner".

Brian Hilgardner, P.E.

Project Manager

cc: Dave Bennett, City of Northfield Public Works Director
Brad Fisher, P.E., Project Engineer