



## Legislation Details (With Text)

**File #:** Res. 2018-027      **Version:** 1      **Name:**

**Type:** Resolution      **Status:** Passed

**File created:** 2/8/2018      **In control:** City Council

**On agenda:** 3/13/2018      **Final action:** 3/13/2018

**Title:** Consider Resolution Rejecting Bids for Fire Station Expansion and Remodel Project FACL2015-M07

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1 - Resolution Rejecting Bids for Fire Station, 2. 2 - Fire Station Project Schedule 3-8-18, 3. 3 - 2018\_03\_08 NAFRS Facility Committee Report, 4. 4 - Bid Tabulation, 5. 5 - Bid Analysis

Date	Ver.	Action By	Action	Result
3/13/2018	1	City Council	approve	Pass

**City Council Meeting Date:** March 13, 2018

**To:** Mayor and City Council

**From:** Ben Martig, City Administrator

Consider Resolution Rejecting Bids for Fire Station Expansion and Remodel Project FACL2015-M07

### Action Requested:

Northfield City Council approves Resolution Rejecting Bids for Fire Station Expansion and Remodel Project FACL2015-M07.

### Summary Report:

The Fire Station Expansion and remodel project bids were opened on Tuesday, February 27. Bids were only received for 11 of the 23 bid packages. See attached bid tabulation. In addition, the bids came in high in some areas. See attached bid summary for additional information.

The NAFRS Facility Committee met on Thursday, March 8, 2018 to review the results of the bidding process. The Facility Committee approved a motion to recommend to the JPA Board to recommend to the City Council to reject the bids and re-bid the project as a General Contractor contract. The NAFRS Board will meet on Monday, March 12.

Construction Manager Steve Underdahl and Architect Dave Medin have been evaluating the bid results and contacting prospective bidders who did not submit bids. Their conclusion was that the primary reason there were inadequate bids was due to the strong current construction market. Additionally, many of the prospective contractors are not positioned to deal as well with a prime contract under the Construction Manager as Agent form of construction. When paired with a strong construction market, they may be able to be more selective of projects. Underdahl and Medin are confident that by switching to a General Contractor form of construction they are likely to receive multiple bids on the project.

With this process, there is not a need for a Construction Manager. Construction Manager Underdahl of ProCon's contract will be terminated and Architect Medin will need new contracts. These are proposed to occur at the regular meeting of March 20.

Architect Dave Medin and City Administrator Martig will be at the meeting to provide additional information as it relates to the bidding and recommended changes including the form of construction management impact.

**Alternative Options:**

None recommended.

**Financial Impacts:**

Not applicable.

**Tentative Timelines:**

March 12      NAFRS Board Consider Recommendation to Council

\*See attached detailed project schedule.