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Memorandum

To: Brian Olson – Dir. of Public Works
From: James B. Lasher – LSA
Project: City of Ramsey CMAQ Project (SP 199-080-02)
Subject: Recommendation to Award
Date: August 2, 2011

BACKGROUND

The City of Ramsey advertised for bids on the Ramsey Parking Deck Expansion project and subsequently opened bids on June 21, 2011. The bid called for two separate and distinct prices as Base Bid and Alternate #1.

- Base Bid assumed that a Notice to Proceed was issued on or about June 28, 2011 and had a Substantial Completion Date of January 2, 2012
- Alternate #1 assumed a delay in Award (anticipating a possible State shut-down) and a Notice to Proceed being issued on or about August 25, 2011 with Substantial Completion Date of June 1, 2012.

CONTRACTOR	DBE	BASE BID	ALT. #1	TOTAL
Knutson Co.	7.00%	\$2,686,000	\$48,000	\$2,734,000
A & P Co.	5.30%	\$2,896,200	\$57,000	\$2,953,200
Donlar Inc.	7.64%	\$3,007,000	\$183,000	\$3,190,000
Sheehy Inc.	8.00%	\$3,439,300	(\$71,000)	\$3,368,300
Shaw/Lundquist	8.00%	\$3,455,000	\$105,000	\$3,560,000

RECOMMENDATION TO AWARD – CONTRACT FOR CONSTRUCTION

In review of the bids, I am recommending the City award a Contract to Knutson Construction Co. and accept the Alternate Bid #1 price of \$2,734,000 based on the following:

1. Knutson Construction Co. met all the requirements of the bid documents and generally has an excellent reputation for high quality projects. I have direct experience with their work on another CMAQ Parking Deck project and they were well organized and highly professional in their duties. Additionally, they have been the builder for the Northstar Commuter Rail Stations and will most likely provide a bid for the Ramsey Station project. Having them already on site may provide an opportunity for a lower price on that project as well.
2. The Notice to Proceed date for Base Bid will now be delayed by over 40 days due to the State shut-down and it is highly likely that the Contractor may request winter conditions costs over and above the Base Bid. Additionally, in a recent soils investigation for the project, it has been determined that drive piles will be needed under 4 of the project columns. This, along with the 40 day delay, will

make it unlikely that the Contractor could achieve the January 2, 2012 date for Substantial Completion under the Base Bid requirements and thus, Alternate #1 seems most appropriate for this award.

3. I believe the added cost of \$48,000 above the base bid (\$38,400 federal and \$9,600 local) is a good investment at this point to minimize the potential risk of winter conditions costs that could be well in excess of this figure.

RECOMMENDATION TO AWARD – GEOTECHNICAL ENGINEERING, SOILS INVESTIGATION, TESTING AND SPECIAL INSPECTIONS

LSA also received qualifications and fee proposals for engineering and testing for the Project from the following firms:

- Braun Intertec
- American Engineering and Testing

Based on our review of the proposals and qualifications, LSA is recommending Braun Intertec for this work based on their detailed knowledge and history of working on the project site with the City of Ramsey, a clear understanding of the tasks necessary to effectively complete this project and their knowledge of federal-aid (CMAQ) project requirements. Braun’s estimated fee for these services is \$55,453.

SCHEDULE

In the event the City Council elects to award as recommended, I estimate the following construction schedule:

- | | |
|--------------------------------|-----------------|
| • City Council Award | August 9, 2011 |
| • Contracts and Bonds Executed | August 18, 2011 |
| • Notice to Proceed by City | August 25, 2011 |
| • Substantial Completion | June 2, 2012 |
| • Final Acceptance/Closeout | July 31, 2012 |

I will be available to attend the City Council meeting on August 9 to present this item and answers questions from the Council.

C: William Fossing - LSA
File