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EOE

April 7, 2015

Ramsey Fire Department  
7550 Sunwood Drive, NW  
Ramsey, MN 55303

**Attention: Chief Dean Kapler and Patrick Brama**

**Ref: Fire Station No. 2 – Bid Review & Recommendation**

Dear Chief Kapler and Pat,

Per the City Councils' approval on January 27, 2015 BKV finalized and issued the fire station construction documents for bids on February 12, 2015. During the bidding process 4 addendum were issued to interested bidders to respond to questions and required clarifications. The deadline to receive bids was Tuesday, March 24, 2015 at 10:00 AM. At that time 7 bids were received and a few minutes after 10:00 AM and 8<sup>th</sup> bid was submitted. The bids received on time were opened and read out loud shortly after 10:00 AM in the Alexander Ramsey room. The 7 bidders were as follows:

1. Brennan Construction
2. Ebert Construction
3. Rochon Corp
4. Tarraff Construction
5. CM Construction
6. Gopher State
7. Terra General Contractors

The 8<sup>th</sup> bid received after the deadline was from Mark Haug Construction Inc.

The bids were broken down into labor and material bids to support the City in utilizing the material tax exemption approved by the state in 2014. The total bid amounts ranged from \$3,135,000 to \$3,800,000. Without the high bid, which was received after the deadline, the spread from high to low was \$272,000, or an 8.7% spread.

In addition to the overall project bids the contractors provided unit cost for potential unknown items to help control cost. Those items were:

- Removal of bedrock
- Removal of unsuitable soil materials
- Select granular fill materials
- Access doors and frames
- Excavation and re-compaction of undocumented fill

The apparent 3 low total bids were:

1. Brennan Construction at \$3,135,000.00
2. Ebert Construction at \$3,163,332.00
3. Rochon Corp at \$3,188,000.00

The budget estimate prepared by BKV and approved by the City Council was \$3,180,000, the 2 apparent low bidders were below that amount.

In addition to the bid amounts the bidders were requested to provide additional information to assist in evaluating contractor qualifications. The 3 questions asked were:

1. Claims asserted against the bidder by owners, subcontractors, supplier, or sureties in the last 15 years
2. Projects not completed within the required project schedule in the last 15 years
3. Names and contact information for clients of projects over \$2,000,000 in the last 5 years, minimum two references

According to the information provided all 3 contractors indicated that there had been no claims and only minor schedule issues. BKV then contacted the references provided for the 3 low bid contractors. From the information obtained all references contacted indicated that the contractors had done good quality work and would hire them again.

The contractors started business in Minnesota as follows:

- Brennan Construction - 1994
- Ebert Construction - 1968
- Rochon Corp - 1940

Based on the information obtained we would recommend that the City award a contract to Brennan Construction and issue a notice to proceed with a formal contract to follow. The schedule for the project is 330 calendar days from the issuance of the notice to proceed. If the NTP is issued on April 15, 2015 the substantial completion date would be March 9, 2016.

We would suggest that the total project budget remain as previously presented to the City Council at \$3,970,000.00.

We are available and ready to continuing working with the City on this project and are looking forward to this being a success and asset to the Fire Department and the community.

Please feel free to contact me if I can be of assistance or you have any questions.

Sincerely,



Bruce Schwartzman, AIA  
Partner - Managing Architect

Attachment: Bid Tabulation Form

Cc: Craig Carter, Senior Project Architect – BKV Group  
Chase Hennessey, Construction Administration – BKV Group

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