

**CITY OF PALMER
ACTION MEMORANDUM NO. 11-011**

Subject: Authorize the City Manager to Negotiate and Execute a Contract for Construction of the Addition to the MTA Events Center Project to TC Construction, Inc. in an Amount Not to Exceed \$1,024,500 which Includes the Base Bid plus Alternates 1-4

Agenda of: July 5, 2011

Council Action: Authorized

Approved for presentation by:

City Manager	
City Attorney	
City Clerk	

Certification of Funds:

Total amount of funds listed in legislation: \$ 1,024,500

This legislation (√):

Has no fiscal impact

Funds are budgeted from this (these) line item(s):

- 08-01-05-6220
- 08-01-05-6225
- 08-01-05-6235

Total amount: \$543,400

Funds are not budgeted. Budget modification is required. Affected line item(s):

- 08-01-05-6225 - \$481,100

Unrestricted/undesignated fund balance (after budget modification) \$ See Reso 11-023

Director of Administration signature certifying funds:  *

*Subject to approval of Reso 11-023

Attachment(s):

- Addition to MTA Events Center Bid Tabulations

Summary statement: The city issued a public solicitation for proposals for the design/build construction of the addition to the MTA Events Center. Three bids were received and publicly opened and read aloud on Friday, June 24, 2011 at 2:00 PM. TC Construction was the low bidder for the base bid, and the cumulative totals for the first four alternates, for a total bid amount of \$1,024,500.

Background: The expansion project will expand the MTA Events Center to the south with an approximate 25' by 140' single bay extension to the existing pre-engineered metal building. Based on 65% design drawings, TC Construction will complete steel shop drawings working in conjunction with a steel fabricator and submit completed steel shop drawings to the design team's structural engineer for completion of foundation plan.

The base bid includes earthwork, demolition of portions of existing structure, interior renovation, and retrofit of CMU partitions, concrete slab on grade, mezzanine with concrete on pan deck, locker rooms, restrooms, electrical, mechanical, upgrade of fire alarm system, and other improvements more fully described in the contract documents. The alternatives include:

- Alternative 1 provides for priming and painting of the new interior;
- Alternative 2 installs staircases and handrails up to the mezzanine;
- Alternative 3 installs footing for the southeast door canopy;
- Alternative 4 reconfigures the interior space to expand the locker room.

Alternate 5 for \$85,000 for the installation of an elevator to the mezzanine is not recommended at this time due to funding constraints.

Scope of Budget and Funding: Action memorandum 11-011 awards the contract to TC Construction in the amount of \$1,024,500. However, both the award and project are contingent upon the adoption of resolution no. 11-023, which appropriates an additional \$572,705 to fund the project in its entirety.

Administration recommendation: Approve action memorandum 11-011.

BID TABULATIONS

	Bidder	Bidder	Bidder
	TC Construction, Inc. P.O. Box 871183 Wasilla, AK 99687 907-631-3237	Alcan General, Inc. P.O. Box 91535 Anchorage, Ak 99509 907-563-8787	Orion Construction, Inc. 3038 N. Caribou St. Wasilla, AK 99654 907-631-3550
BID PROPOSAL	Bid Amount	Bid Amount	Bid Amount
Base Bid	\$957,000.00	\$1,025,000.00	\$1,110,000.00
Alternate 1 - (Interior painting & primer at new interior partitions & ceilings)	\$10,500.00	\$27,800.00	\$9,430.00
Alternate 2 - (Install 2 metal stair assemblies complete with handrails, both sides, & guardrails along stair & mezzanine compliant with 2009 IBC)	\$33,500.00	\$44,800.00	\$50,000.00
Alternate 3 - (Expand length of interior structure as indicated on 1/SKA1-providing all described amenities in base bid configuration)	\$18,500.00	\$17,800.00	\$23,000.00
Alternate 4 - (Provide 3'x3'x6' deep pier footings w/ rebar)	\$5,000.00	\$5,300.00	\$3,600.00
Alternate 5 - (Provide labor & materials for the complete installation of a 2 stop 2500# holeless elevator)	\$85,000.00	\$104,400.00	\$80,000.00
Total of Base Bid and all 5 Alternates	\$1,109,500.00	\$1,225,100.00	\$1,276,030.00
Acknowledged Addenda 1-4 (Yes or No)	Yes	Yes	Yes
Signed Proposal (Yes or No)	Yes	Yes	Yes
10% Bid Guaranty (Yes or No)	Yes	Yes	Yes