




SUBJECT: Award of bid number 24-077B to Pro Built, LLC for the contract amount of \$276,078.00 to remodel station 7-9 West Lakes Ambulance Building.

AGENDA OF: February 20, 2024

ASSEMBLY ACTION:

Adopted without objection. 02/20/24 - *emw*

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	X  2/7/2024 Signed by: Russ Kraft
Public Works Director	X Tom Adams, P.E. 2/7/2024 Signed by: Tom Adams
Finance Director	X Cheyenne Heindel 2/8/2024 Signed by: Cheyenne Heindel
Borough Attorney	X  John Aschenbrenner Signed by: John Aschenbrenner
Borough Manager	X  Michael Brown Signed by: Michael Brown
Borough Clerk	X Brenda J. Henry for 2/9/2024 Signed by: Brenda Henry

ATTACHMENT (S): Analysis Sheet (1p)
Scope of Work (4p)

SUMMARY STATEMENT: On January 10, 2024, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to remodel Station 7-9 West Lakes Ambulance Bldg., located at 1250 S. Spring Drive, near mile 51-1/2 W. Parks Hwy. The remodel will include adding rooms for sleeping quarters, adding a new kitchen, fire suppression upgrades, new flooring, paint, various plumbing and electric upgrades, and finishing carpentry to include shelving, doors, and trim. Construction Services purchased will support the Emergency Services Department in assembly district #7.

In response to the advertisement, three bids were received. Award recommendation is being made to Pro Built, LLC as the lowest responsive and responsible bidder based on Total Bid Amount (base bid and alternates 1,2 and 3).

The substantial completion date for this project is May 30, 2024 with the final completion of June 30, 2024.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Projects Division will be administering the contract.

RECOMMENDATION OF ADMINISTRATION: Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: February 20, 2024

SUBJECT: Award of bid number 24-077B to Pro Built, LLC for the contract amount of \$276,078.00 to remodel station 7-9 West Lakes Ambulance Building.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$276,078	FUNDING SOURCE Amb. Ops Operating Budget/Amb Cap Projects
FROM ACCOUNT # 100.160.334 4xx.xxx/425.000.000 4xx.xxx	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: X Liesel W eiland Signed by: Liesel W eiland	CERTIFIED BY:
DATE: 2/8/2024	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Personnel Services						
Travel						
Contractual		35.0				
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING		35.0				

CAPITAL		241.1				
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund		35.0				
State/Federal Funds		241.1				
Other						
TOTAL		276.1				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

2 / 8 / 2 0 2 4

X Cheyenne Heindel

APPROVED BY: _____ DATE: _____

Signed by: Cheyenne Heindel



MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION

BID OPENING PRELIMINARY RESULTS

24-077B Design Build Station 7-9 Remodel

BIDDER		H5 Construction, LLC	Pro Built, LLC	Sound Decisions
Signed Bid Form		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Receipt of Addendum – 1, 2		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Bid Guarantee		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
BID ITEM	DESCRIPTION	BID AMOUNT	TOTAL BID AMOUNT	TOTAL BID AMOUNT
Base Bid 1.	"DESIGN-BUILD" STAMPED ENGINEERED DRAWINGS & AND SPECS	\$25,300.00	\$24,900.00	\$19,267.00
Base Bid 2	FIRST & SECOND-FLOOR REMODEL PER SCOPE OF WORK	\$249,033.38	\$230,047.00	\$239,077.00
TOTAL BASE BID		\$274,333.38	\$254,947.00	\$258,344.00
Alt. Bid 1.	FIRST FLOOR LIGHTING UPGRADE TO LED	\$7,520.00	\$4,950.00	\$7,877.00
Alt. Bid 2.	SECOND FLOOR LIGHTING UPGRADE TO LED	\$8,000.00	\$5,830.00	\$7,507.00
Alt. Bid 3.	VEHICLE GARAGE STORAGE AREA	\$6,333.00	\$10,351.00	\$14,437.00

RECOMMENDATION: ALL BIDS ARE TAKEN UNDER ADVISEMENT

Monday, February 5, 2024
DATE

PURCHASING OFFICER

PURCHASING REPRESENTATIVE

WITNESS

SCOPE OF WORK
BID 24-077B
DESIGN BUILD STATION 7-9 REMODEL

Scope of Work

The Matanuska-Susitna Borough (MSB) requests bids from qualified contractors to remodel Station 7-9 West Lakes Ambulance bldg., located at 1250 S. Spring Drive, near mile 51-1/2 W. Parks Hwy. The remodel will include adding rooms for sleeping quarters, adding a new kitchen, fire suppression upgrades, new flooring, paint, various plumbing and electric upgrades, and finish carpentry to include shelving, doors, and trim. Add/Alt options will include changing first and second floor lighting to LED & adding a storage room in vehicle garage.

General Info

1. General Requirements

1. All work shall comply with the current applicable code requirements of the IBC, IMC, NEC, UPC, IFC and current State of Alaska Amendments as implied by the type of construction and building use. Any omissions in the work scope to meet current code requirements shall be the responsibility of the contractor to correct at their cost.
2. All work must follow current OSHA safety standards.
3. **Scope of work** (Ref: Attachment 1 & 2)
 1. All Areas (excluding vehicle storage garage)
 1. Repair all drywall, patch & texture holes, prior to paint
 2. Repaint all walls and ceilings throughout
 3. Repaint all new & existing doors, jambs, trim and window sills
 4. Install new flooring per plans
 - Note: the first floor front office will keep existing flooring. All areas shall have new 4" cove base and floor transitions
 5. Contractor shall provide "Design Build" engineered stamped construction drawings to meet current federal, state, and local code requirements for all Architectural, Mechanical, Electrical, and Fire Alarm / Suppression changes.
 - Contractor must verify that all egress code requirements are met and make any modifications needed.
 - All Fire alarm / suppression modifications & additions shall meet current NFPA 72 & NFPA 13 code requirements and be reviewed and approved by State of AK Fire Marshal prior to work.
 2. First Floor
 1. Front (east) office / new gym area
 - Add LVP flooring in alcove and new water dispenser
 - Cover carpet during construction (NOTE: existing carpet to remain)
 2. Hallway (~4'-6" x 50')
 - Install new LVP flooring & 4" cove base
 3. Bathroom
 - Replace bath fan with new fan & integrated light fixture
 - Replace light over sink with new fixture & LED bulbs
 - Install new wall cabinet to right of door (36"w x 42"h x 12"d)
 - Add new LVP flooring
 - Install new toilet
 - Remove & replace 4" cove base
 4. Back (west) office / new bedrooms (19'-6" x 30'-6")
 - Split room into 2 bedrooms with ~4'-6" hallway parallel to vehicle garage wall
 - All new walls shall have sound batt insulation, 1/2 inch soundboard on both sides of framing, and finished drywall. (walls must meet current fire rating code for sleeping quarters)
 - Install additional electrical outlets per code and separate dimmable light switches for each room
 - Install 3ea j-boxes with 3/4" conduit run into drop ceiling for future phone jacks (per plans)
 - Install new solid core 36" door for each bedroom
 - Install new carpet and 4" cove base

- Install new ceiling track & tiles
- Remove existing sink and plumbing. AIP (abandon in place) plumbing in wall
- Add desk & cabinets to alcove behind bathroom (36" w x 84" h x 24" d cabinet with 48" countertop for desk)

3. Second Floor

1. Front (east) bedroom

- Install new carpet in bedroom & closet area with 4" cove base
- Install 2ea bi-fold doors, jambs & trim at closet
- Closet shelving: Install 4ea x 2' deep shelves at west and east end of closet. Install 1ea x 8' long clothes rod & shelf at west end & 1ea x 3' long clothes rod & shelf at east end. (Note: middle portion of closet shall be free of shelving to allow access to telecom equipment)
- Install 1ea j-box with ¾" conduit run into drop ceiling for future phone jack (per plans)

2. Bathroom

- Replace bath fan with new fan & integrated light fixture
- Replace light over sink with new fixture & LED bulbs
- Add new LVP flooring
- Install new toilet
- Remove & replace 4" cove base
- Re-caulk shower & sink
- Install new 24" towel bar (Color: Satin Nickel)

3. Kitchen / Lounge area

- Remove old kitchen cabinets
- Remove 7' wall behind bathroom and relocate wall flush with kitchen back wall. Re-sheetrock and add electrical outlets per code
- Install water hook up for fridge.
- Install natural gas and 220v electric hook up for kitchen range
- Add kitchen electric outlets and provide additional circuits per code
- Install new LVP in kitchen area (~ 12' x 19'-6")
- Install new kitchen cabinets and countertops per design layout
- Install new 6' island cabinet with electrical & countertop
Note: countertop to extend 18" towards lounge for bar seating
- Install new kitchen exhaust fan with duct, and exterior vent
Note: the kitchen hood and EF will be like the other EMS stations. MSB requires a pre-engineered hood suppression system with time clock, and gas valve / electric shunt controls so when responders are called out it will automatically shut down the operation of the range. (Ref: Attachment 2 Product Info)
- Install new carpet with 4" cove base in lounge area and closet
- Install 3ea j-boxes with ¾" conduit run into drop ceiling for future phone / radio jacks (per plans)

4. Closet by exit

- Install 1ea bi-fold door, jamb & trim
- Install 4ea x 2' deep shelves

5. **Add/ Alt Options**

- Add/ Alt Option #1: First Floor lighting. Replace all suspended ceiling lighting with LED fixtures & dimmer switches
- Add/ Alt Option #2: Second Floor lighting. Replace all ceiling lighting with LED fixtures & dimmer switches
- Add/ Alt Option #3: Vehicle Garage storage area. Add wall and 36" metal door per plans. Wall will need to jog around plumbing on exterior wall, by overhead door. Wall shall have electric outlets per code, with drywall painted to match surrounding area. Door, jamb, and trim painted white. Upgrade Fire suppression and emergency lighting as required by current code.

4. Pre-const.

1. EMS staff will remove all furnishings from the remodel area prior to construction.
2. EMS staff will move their day-to-day operations to station 7-3 while station 7-9 is under construction.
3. Site Visitation: The MSB will host a site visit to provide potential bidders the opportunity to verify existing conditions and the nature of the work. Contractor shall verify all dimensions. Any discrepancies between the conditions existing and those herein specified must be reported in writing. The Borough is not

responsible for any discrepancy not reported. The project site will be shown to interested parties at a date and time to be announced. Any questions will be answered in an addendum.

4. Unknowns: The building construction took place around 2005. It is unknown if there are any asbestos building products used during construction. It is the contractors' responsibility to have testing done if they deem necessary.
5. Protection of adjacent structures & surfaces: The Contractor is specifically cautioned to protect all adjacent structures and surfaces from damage because of their work. Any areas or properties, which are damaged by the Contractor, shall be restored to match the prior existing surface or condition at no expense to the Owner.
6. All utility locates are the responsibility of the Contractor.
5. Post-const.
 1. Provide updated drawings to show all additions and changes. Contractor shall provide an electronic copy of all updated drawings along with 2 sets of paper copies (size 24x36)
6. Any additions or changes to work scope must have prior approval via change order

2. Delivery and Storage

1. Contractor shall provide their own tools & supplies. Tools may be stored on site at the contractors' risk.

3. Products

Note: All products shall be commercial grade. Colors, and finishes shall be as follows, or owner approved equivalent. Contractor shall provide submittals to the Project Mgr. for all product approvals. All materials shall be new, used materials are not allowed.

1. Flooring
 1. Carpet: Mfg. Shaw, item #54745 Franchise II 26, color #00520 Meteor Stone
 2. Carpet Pad: 40oz Fiber Touch felt pad
 3. LVP: Mfg. Coretec, item Coretec Pro Plus, color Galveston Oak
 4. Transitions: Mfg. Roppe, item T-Mold, color Pewter
 5. Cove Base: Mfg. Roppe, item 700 Series Cove Base, color 4" Pewter P178
2. Cabinets: <https://www.homecrestcabinetry.com/products>
 1. Homecrest Cabinets: cabinet boxes shall have 3/8" plywood back, top, and bottom. Sides shall be 1/2" plywood. Interior shall be natural maple laminate and shelves 3/4" plywood with natural maple laminate. Drawers shall be 4-sided, solid wood dovetail with full extension, soft close glides. Doors shall be solid Hickory, style "Arbor". Finish stain color "Buckboard".
 2. Cabinet pulls shall be satin nickel. (Style shall be approved by owner)
3. Countertops: <https://www.cambriausa.com/quartz-colors/#!/design/Swanbridge>
 1. Quartz – Cambria Life, color "Swanbridge"
Note: Includes Kitchen, Island & Desk.
4. Paint
 1. Interior walls & ceilings: Sherwin-Williams Emerald Flat, color "Crushed Ice" #SW 7647
 2. All doors, jambs, trim, and window sills: Sherwin-Williams Pro Industrial, color white. Note: All interior doors, jambs & trim, including doors to vehicle garage shall be painted. All exit doors on the 1st & 2nd floor shall have trim and interior side of door repainted white.
5. Shelving
 1. White 3/4" melamine with finished edge
6. Doors
 1. Solid core 6-panel to match existing. Bedrooms shall have Schlage privacy locksets, satin nickel finish.
 2. Solid core Bi-fold closet doors shall have knob pull, satin nickel finish.
7. Door Trim
 1. White colonial casing
8. Plumbing Fixtures
 1. Kitchen: sink shall be stainless steel with 1 deep bowl. Faucet shall be satin nickel finish with single mixing valve & pull out spray nozzle.
 2. Bathroom: toilets shall be white, comfort height, elongated bowl
 3. Gym water dispenser: filtered tap water & chilling unit for filling water bottles with drinking fountain - Elkay Model # LZS8WSLK
9. Electrical / Lighting

1. All new electric outlets and switches shall be white. All other rooms, in remodel area, with almond outlets, switches and covers shall be changed to white.
2. Bathrooms: Light fixtures shall be satin nickel finish, contemporary design, LED bulbs
3. **Add/ Alt Bids:** Contractor shall provide best option to replace lights with LED, whether it be retrofitting the existing fixtures or replacing with new, keeping cost down while providing aesthetic fixtures.

4. Site Conditions

1. Contractor will be provided keys for access (if applicable)
2. Contractor will be responsible for removing of all construction debris from jobsite. MSB Dumpsters cannot be used.
3. Contractor must provide a portable bathroom during construction.
4. Contractor must provide signs & barricades around the work area and maintain a neat & clean job site eliminating hazards to the public.

5. Schedule

1. Provide the below documents to MSB Project Manager 5 days prior to a Notice to Proceed (NTP) being issued.
 1. SOV (Schedule of Values) – a list of each billable item on the project, along with the associated cost
 2. Progress schedule showing timeline for design and construction completion dates
 3. List showing anticipated dates for procurement of materials and equipment
2. Contractor shall provide the below documents to MSB Project Manager 15 days prior to a Construction Start:
 1. List showing all subcontractors and material suppliers
 2. SPOC (Single Point of Contact) - name, email, and phone number
 3. Stamped Engineered design drawings showing all changes & additions approved by State of AK Fire Marshal.
 4. A safety & quality control plan detailing how construction safety & quality standards will be maintained
3. NTP Start: Feb. 27, 2024
4. Substantial Completion: May 30, 2024
5. Final Completion: June 30, 2024

6. Project Billing

1. Project payments shall be submitted at 30 day intervals. Phased billing shall include an updated SOV and show previous and current billing amounts.

7. Warranty

1. Contractor shall provide a standard one year warranty for all work performed.

8. Contract Closing

1. Substantial Completion walk-down will be conducted by MSB Project Mgr. and contractor.
 1. Any items, listed on original work scope, that are not complete will be noted as punch list items. All punch list items identified must be complete before final payment.
2. Contractor shall provide required close out documentation, drawings (to include redlines), all Operation & Maintenance manuals along with contractor and manufacturer's warranty certification(s) before final payment.