

**SUBJECT:** Award of bid number 25-050B to Orion Construction Inc. for the contract amount of \$6,621,800.00 to Construct Central Landfill Site Improvements Phase 1.

**AGENDA OF: November 19, 2024**

**ASSEMBLY ACTION:**

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

<b>Route To:</b>	<b>Signature</b>
Purchasing Officer	X <u>Rustin Krafft</u> <small>Signed by: Rustin Krafft 11/14/2024</small>
Public Works Director	X <u>Tom Adams, P.E.</u> <small>Signed by: Tom Adams 11/14/2024</small>
Finance Director	X <u>Cheyenne Heindel</u> <small>Signed by: Cheyenne Heindel 11/15/2024</small>
Borough Attorney	X <u>Nicholas Spiropoulos</u> <small>Signed by: Nicholas Spiropoulos 11/15/2024</small>
Borough Manager	X <u>Michael Brown</u> <small>Signed by: Mike Brown 11/15/2024</small>
Borough Clerk	X <u>Brenda J. Henry for</u> <small>Signed by: Brenda Henry 11/15/2024</small>

**ATTACHMENT (S):** Analysis Sheet (1p)  
 Scope of Work (5p)  
 Fiscal Note (1p)

**SUMMARY STATEMENT:** On September 3, 2024, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors for the construction of a Central Landfill Entrance Improvements - Phase 1 in Palmer, Alaska. The project scope includes building a new Tipping Floor Building, Office, Scale House and Scales and extensive site work. Construction Services purchased will support the Public Works Department in assembly district #2.

In response to the advertisement, eight bids were received. Award recommendation is being made to Orion Construction Inc. as the lowest responsive and responsible bidder based on Total Bid Amount.

The final completion date for this project is December 31, 2025.

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

In accordance with MSB 3.08.170(C), Administration requests \$662,180.00 (approximately 10%) in change order authority to modify the resulting contract for reasons established under 3.08.170(B).

The Public Works Department, Project Management Division will be administering the Contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: November 19, 2024

SUBJECT: Award of bid number 25-050 to Orion Construction Inc. for the contract amount of \$6,621,800.00 to Construct Central Landfill Site Improvements Phase 1.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$6,621,800	FUNDING SOURCE Landfill Capital Projects and ARPA funds
FROM ACCOUNT # 420/475.000.000 4xx.xxx	PROJECT#25020-2400-2401/2409/2412 and 47534-7100-7110
TO ACCOUNT :	PROJECT #
VERIFIED BY:  <input checked="" type="checkbox"/> _____ L i e s e l W e i l a n d _____ <small>S i g n e d b y : L i e s e l W e i l a n d</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>						

<b>CAPITAL</b>	<b>6,621.8</b>					
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<b>REVENUE</b>						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	689.9					
Other	5,931.9					
<b>TOTAL</b>	<b>6,621.8</b>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

11/5/2024

C h e y e n n e H e i n d e l

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

S i g n e d b y : C h e y e n n e H e i n d e l

**SCOPE OF WORK  
BID 25-050B**

**CONSTRUCT CENTRAL LANDFILL SITE IMPROVEMENTS PHASE 1**

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The Matanuska-Susitna Borough (MSB) invites bids from qualified Contractors for the construction of a Central Landfill Entrance Improvements - Phase 1 in Palmer, Alaska. The project scope includes building construction, site work, and all associated finishes.

**Pre-Bid Meeting:** A pre-bid meeting will be held at the DSJ Main Administrative Building in the Assembly Chambers on September 17<sup>th</sup>, 2024, at 10:00 AM, followed by a site visit to follow at 11:30 AM at the project property (1201 N 49<sup>th</sup> St, Palmer Ak 99645).

**PROJECT NARRATIVE**

The Central Landfill Entrance Improvements – Phase 1 project aims to enhance the Central Landfill facility in Palmer, AK operated by the Solid Waste Division of Public Works. It includes the construction of a new Tipping Floor Building, Office, Scale House and Scales and extensive site work. This project will help advance the Public Works plan to improve functionality and queuing capacity at the Central Landfill Entrance and will be administered by the Project Management Division.

Situated on expansive acres, the facility is located at the terminus of the newly constructed Chanlyut Circle extension. Earlier this year, significant progress was made with mass grading for the new entrance and gravel pad. The project will encompass civil site work, building construction, utilities, including new water wells, septic systems, electrical power, gas, and Star Link communication.

**PROJECT SCOPE**

The project scope is defined by the plans and specifications provided by Respec Engineering and Burkart-Croft Architects. It includes the construction of all Civil, Architectural, Structural, Mechanical, and Electrical components necessary for the completion of the project.

The Contractor shall understand that this work includes but is not limited to the following:

- Clearing and grubbing
- Excavation
- Civil Work
- Grading
- Temporary stormwater/drainage control
- Utility installation (power, communication, gas, communications)
- Water well installations
- New septic systems installation
- Road work
- Site lighting installation
- Site Top Soil and Seeding improvements
- Constructing the building according to architectural plans and specifications
- See Alternates for additional information to the base bid
- Installation of mechanical systems (HVAC, plumbing)
- Electrical system installation (wiring, fixtures)
- Interior finishing work (flooring, walls, ceilings, etc.)
- Exterior finishing work (siding, roofing, windows, doors)
- Compliance with building codes and regulations
- Coordination with subcontractors and suppliers
- Testing and commissioning of building systems
- Acquiring and adhering to all permits required.
- Maintaining record drawings and other project documentation
- Any other items not specifically described here but shown and/or noted in the contract documents.
- Construct Communications Building (The building will be a stick frame wood structure on a concrete foundation, 8 feet by 10 feet with 9-foot ceilings.)

## **GENERAL**

Upon receiving a Notice-to-Proceed (NTP) from MSB, the Contractor shall commence authorized services and billable expenses only as stipulated. Subcontractors involved in the project must be named and supervised directly by the Contractor. The NTP will include a schedule of values for project invoicing, to be submitted to the assigned MSB Project Manager.

All project coordination and correspondence shall be conducted through the authorized MSB Project Manager. The Contractor is required to maintain a detailed schedule outlining project tasks and milestones, serving as the basis for performance measurements throughout the project duration.

## **BILLING**

Monthly billings must align with the NTP schedule of values and should not exceed authorized amounts. Each billing report must include complete details as required by the MSB Project Manager.

## **PROJECT MANAGEMENT**

The Contractor shall provide comprehensive project management services for quality control and administration of the work. This includes organizing agenda and minutes for progress meetings, preparing monthly invoices, generating progress reports, and tracking construction invoicing.

The Contractor shall manage its team and overall project activities in a manner consistent with the Borough's directives to meet the project schedule. Responsibilities include overseeing subcontractors, maintaining schedule adherence and budget compliance, proactively identifying and resolving potential issues and delays, and regularly updating the MSB Project Manager on the project's overall progress.

Regular weekly status meetings with MSB staff will be conducted, and meeting minutes will be distributed for approval after each session. Meetings will be scheduled at times and locations that are convenient for MSB Staff. Meetings shall be held at key project milestones and shall include but are not limited to:

- Pre-Construction
- Periodic Meetings (Weekly)
- Commissioning Kick-Off

The Contractor shall assign a Project Lead for the project who will interface with the MSB Project Manager. This Lead will be responsible for the administration of the work, progress meetings, monthly invoices, progress reports, RFIs, Submittals, interaction with the Specialty Inspections Contractor and is responsible for quality control. Additionally, the Contractor will assign a Field Superintendent who will supervise the day-to-day construction activities on site. The Superintendent is responsible for executing the work safely and efficiently and will also interface with the MSB Project Manager on a regular basis. The Superintendent will be asked to participate in regular progress meetings and will be responsible for interfacing with the Specialty Inspections Contractor as required.

## **BASE BID**

All the civil site work, Tipping Building, utilities, and a complete bid according to the plans and specifications. This bid will include a \$50,000 allowance for a communications / power module that is not designed but would be necessary if the Tipping Office is not awarded.

## **ALTERNATES SUMMARY**

### **Alternate #1: Additional Paving, Subbase, and Grading**

Scope: The base bid includes paving at the Scale House and the tipping Building. Paving for additional areas as shown on the site plan will be included as an additive alternate.

Reference: See drawing C-106 for details of the areas included in this alternate.

### **Alternate #2: Tipping Office Construction**

Scope: The Tipping Office is to be bid as an alternate. If awarded, the allowance of the \$50,000 for the Comms module will be deleted.

## **PRE-CONSTRUCTION MEETING AFTER AWARD**

Prior to construction commencement, the following deliverables must be submitted and discussed at the Pre-Construction Meeting:

- Schedule of Values
- Project Schedule with construction portion fully developed.
- A list of subcontractors for this project
- Project Communication and Architect interface

The Contractor will arrange a Pre-Construction Meeting with the Borough. The Meeting Agenda will include the following at a minimum:

- Correspondence procedures
- Jobsite Safety
- Roles and responsibilities
- Lines of Communication
- Progress Payments, billing
- Submittal Process
- Material Procurement Plan (Lead times, suppliers, delivery schedules)
- Construction Schedule
- Work Hours
- Site Security
- Submittals
- Quality Control Plan
- Traffic Control
- Storm Water Pollution Prevention Plan (SWPPP)
- Inspection hold points
- Jobsite housekeeping
- Substantial Completion
- Closeout

## **DELIVERY, STORAGE, AND HANDLING**

The Contractor is responsible for the storage and security of all materials and equipment until project acceptance by the MSB Project Manager. Materials may be pre-staged on the property at the Contractor's own risk. The MSB Project Manager must be promptly notified of any material shortages or issues that could potentially lead to delays.

## **CONSTRUCTION**

The Contractor is responsible for providing resources to complete this project without any adjustment to the original contract amount. The Contractor is required to acquire all permits prior to construction. Additionally, the Contractor is responsible for arranging in utility locates.

Construction activities are limited to the hours of 7:00 AM and 7:00 PM on weekdays and from 8:00 AM to 6:00 PM on weekends. Sunday's must be approved at least 14 days in advance. Maintaining accurate record drawings is crucial. The Contractor must clearly annotate changes, deletions, and additions to show actual constructed conditions. These record drawings must be kept up to date throughout the project. Upon final completion, the Contractor will collaborate with the Architect/Engineer of Record and design team to produce official record drawings. These drawings should include updates from the initial record drawings, contract modifications, and relevant shop drawings, sketches, and data. The record drawings shall be provided in a searchable PDF to the MSB.

The record drawings (As-Builts) shall be submitted to the Project Manager 10 days after substantial completion. The Project Manager will then conduct a walk-through with the Architect/Engineer of Record to ensure the drawings are comprehensive and accurate.

Upon notifying the MSB Project Manager of substantial completion, the Contractor may request a pre-final inspection. The MSB Project Manager will conduct the inspection or communicate any outstanding issues preventing substantial completion.

Following the pre-final inspection, if the work is deemed substantially complete, the MSB Project Manager will compile a Punch List detailing any deficiencies that require correction before final acceptance. The Contractor must address these deficiencies within 30 calendar days, weather permitting. Failure to complete the Punch List items within the specified timeframe may result in the Borough arranging for replacement or correction of the work, with a corresponding adjustment in the contract price.

#### **PROJECT SITE CONDITIONS AND CLEAN-UP**

The Contractor shall be responsible for clean-up and securing the area on a daily basis. The facility and site shall be free of all equipment, debris, containers, packaging, etc. prior to substantial completion. Wind is always a problem at the Solid Waste Facility and the Contractors must control debris from their work.

#### **QUALITY CONTROL**

The quality of all work shall be the responsibility of the Contractor. An independent testing laboratory shall do the required testing. Inspect and test all work as needed to ensure that the quality of materials, workmanship, construction, finish, and functional performance is in compliance with applicable specifications and drawings. Quality Control Daily Reports shall be completed by the Contractor. Test reports shall be completed by the person performing the test. Maintain Quality Control Daily Reports, Daily Test Report Information Sheets, and Accessibility Inspection Reports (attached) of quality control activities and tests.

All quality control documentation must be available for the MSB Project Manager to review at any time. Provide all quality control documentation at closeout.

The Borough will be contracting with a third-party firm for the various inspections and testing called out in the project specifications. The Contractor will interface with this firm to accomplish the required tasks.

#### **PERMITTING**

The Contractor is responsible for identifying and securing all necessary permits for this project. They shall obtain and cover the costs of all permits, except for the Fire Marshal review/permit. It is the Contractor's responsibility to comply with all permitting requirements and ensure the completion of all necessary documentation and reporting.

#### **UTILITIES**

The contractor is responsible for payment and coordination of utility installation with the power, natural gas, and communications companies. (MEA, MTA, GCI, ENSTAR). The Borough is working on finalizing these easements and has paid for the utility engineering. The contractor is responsible for paying for the installation, coordination of the installation, temporary power, and utility costs until substantial completion of the building contract. The allowance for all utility installations is **\$75,000**. Any difference in actual costs will be settled by change order after the work is completed and billed.

**COMMISSIONING / TRAINING**

The Contractor will prepare a Commissioning Plan, ensuring all systems are complete and operational. Representatives from the Electrical and Mechanical contractors will be required to demonstrate these systems with the Architect/Engineer and Project Manager in attendance. It will be required for these disciplines to hold Operations and Maintenance Training for the MSB Operations and Maintenance Department representatives to hand off these systems. Draft O&M Manuals for all systems will be presented at Substantial Completion, followed by the final documents at the project closeout.

**WARRANTY**

The Contractor shall warrant all work, materials, and components to be free of defects for a period of one year from the date the facility is accepted by the Owner. At a minimum a one-year warranty inspection is required, and a warranty statement should be included in the bid.

**PROJECT CLOSEOUT**

Final payment will be released after all work is completed and the Record Drawings, Warranty, Certified Payroll, DOL Notice of Completion, Consent of Surety, Receipt of the Contractor's Release with no exceptions, and final pay application have been received.

**PROJECT SCHEDULE**

Time is of the essence. The Contractor must meet the construction substantial, final, and closeout dates listed below.

The proposed project schedule is:

Substantial Completion  
Final Completion

November 1, 2025  
December 31, 2025

**BUDGET**

The MSB estimates these services to be less than \$8,000,000.00.

**DETAILED BID TABULATION: 25-050B**

**Construct Central Landfill Site Improvements Phase 1**

			<b>BIDDERS</b>						
			<b>Orion Construction Inc.</b>	<b>H5 Construction</b>	<b>UIC Construction</b>	<b>Osborne Construction</b>	<b>Roger Hickel Contracting, Inc.</b>	<b>Brice Builders, LLC</b>	<b>Collins Construction</b>
<b>Base Bid Amount</b>									
<b>Item Number</b>	<b>Work Description</b>	<b>Pay Unit</b>							
1	Provide all materials, Labor and Equipment, necessary to complete construction described in the Scope of Work.	LUMP SUM	\$5,498,400.00	\$6,895,333.00	\$7,308,445.00	\$7,614,000.00	\$7,220,577	\$7,965,000	\$6,834,738
2	Allowance for a communications/power module for Tipping Office.	LUMP SUM	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
3	The Allowance for all utility installations.	LUMP SUM	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000	\$75,000.00	\$75,000.00	\$75,000.00
Base Bid Amount			<b>\$5,623,400.00</b>	<b>\$7,020,333.00</b>	<b>\$7,433,445.00</b>	<b>\$7,739,000.00</b>	<b>\$7,345,577.00</b>	<b>\$8,090,000.00</b>	<b>\$6,959,738.00</b>
<b>Alternate Bid Schedule</b>									
1	Additional Paving, Subbase, and Grading	LUMP SUM	\$299,400.00	\$330,000.00	\$472,284.00	\$420,000.00	\$301,967.00	\$302,000.00	\$1,964,331.00
2	Construction of the Tipping Office- If awarded, the allowance of the \$50,000 for the Comms module will be	LUMP SUM	\$699,000.00	\$973,515.00	\$853,357.00	\$875,000.00	\$1,393,159.00	\$923,372.00	\$783,553.00
Total Bid Amount			<b>\$6,621,800.00</b>	<b>\$8,323,848.00</b>	<b>\$8,759,086.00</b>	<b>\$9,034,000.00</b>	<b>\$9,040,703.00</b>	<b>\$9,315,372.00</b>	<b>\$9,707,622.00</b>