

SUBJECT: Award of bid number 25-075B to Orion Construction, Inc. for the contract amount of \$298,000.00 to Construct Wasilla Pool Drain Repairs.

AGENDA OF: November 19, 2024

ASSEMBLY ACTION:

Approved under the consent agenda 11/19/24 - *EMW*

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	<div>11/6/2024</div> <div>X Rustin Krafft</div> <div>Signed by: Rustin Krafft</div>
Public Works Director	<div>11/6/2024</div> <div>X Tom Adams, P.E.</div> <div>Signed by: Tom Adams</div>
Finance Director	<div>11/6/2024</div> <div>X Cheyenne Heindel</div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>11/6/2024</div> <div>X Nicholas Spiropoulos</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>11/6/2024</div> <div>X Michael Brown</div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div>11/6/2024</div> <div>X Brenda J. Henry for</div> <div>Signed by: Brenda Henry</div>

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

SUMMARY STATEMENT: On October 7, 2024, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors for the repair of the Wasilla Pool Drains in the Men's and Women's locker rooms and adjoining drain affected areas. The project scope includes demolition of the concrete slabs, removal the corroded cast iron piping and associated drains and traps, and replacement with a pipe material more suitable for the application long term. Construction Services purchased will support the Public Works Department in assembly district #4.

In response to the advertisement, three 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 March 14, 2025.

In accordance with MSB 3.08.170(B), the Administration requests authority to modify the resulting contract completion date by up to 90 days to provide ample time for project completion.

The Public Works Project Management Division will be administering the contract with the aid of Architects Alaska who will be performing construction administration services.

RECOMMENDATION OF ADMINISTRATION: Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: November 19, 2024

SUBJECT: Award of bid number 25-075 to Orion Construction, Inc. for the contract amount of \$298,000.00 to Construct Wasilla Pool Drain Repairs.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$298,000	FUNDING SOURCE Cultural and Rec Svcs. Capital Projects
FROM ACCOUNT # 440.000.000 4xx.xxx	PROJECT# 15053
TO ACCOUNT :	PROJECT #
VERIFIED BY: ____X____Liese l W e i l a n d Signed by: Liese l W e i l a n d	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						
TOTAL OPERATING						

CAPITAL	298.0					
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	298.0					
TOTAL	298.0					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

11/6/2024

X

Cheyenne Heindel

APPROVED BY: _____ DATE: _____

Signed by: Cheyenne Heindel

**SCOPE OF WORK
BID 25-075B**

WASILLA POOL DRAIN REPAIRS

**Matanuska-Susitna Borough
Professional Construction Services
Wasilla Pool Drain Repairs**

The Matanuska-Susitna Borough (MSB) invites bids from qualified Contractors for the repair of the Wasilla Pool Drains in the Men's and Women's Locker rooms and adjoining drain affected areas in Wasilla, Alaska. The project scope includes concrete slab demo, corroded pipe removal, trench preparation, replacement of the piping with CPVC chemical waste piping (Chemdrain with Corzan- manufactured by Charlotte Pipe and foundry), concrete replacement, and all associated finishes. There may be some wall removal, Gypsum wall board replacement, finish tape and painting in some areas. The flooring has ceramic mosaic and/or porcelain tile. Other areas have resinous floor covering that will need replacement. Other finishes as called out in the specifications.

PROJECT NARRATIVE

The Wasilla Pool addition was built in 1980, and the drain materials used at that time underground was cast iron pipe. Over time, the chemicals used in the pool plus cleaning has corroded this cast iron pipe and is no longer serviceable. This project will demo the slabs, remove the corroded cast iron piping and associated drains and traps, and replace with a pipe material more suitable for the application long term. This will require a full pool shutdown and outage that is planned for **January 6th thru March 14, 2025**. Other small in-house maintenance items by the pool staff will be accomplished while the pool is out of service but will be out of the project area. All contractors must abide by these outage dates and meet those deadlines in their work schedule.

PROJECT SCOPE

The project scope is defined by the plans and specifications provided by Architects Alaska. This firm performed the original design when the pool was built. This work includes demolition of the concrete slabs, removal the corroded cast iron piping and associated drains and traps, and replacement with a pipe material more suitable for the application long term.

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

- Concrete slab demolition
- Demo of floor tile or resinous floor finishes
- Wall demo as needed
- Excavation to remove the existing piping
- Remove the pipe and associated fittings
- Civil Work to prepare the trench for new pipe
- Installation of the new CPVC piping and associated fittings, drains, etc.
- Testing of the new piping prior to cover
- Backfill and compaction for concrete floor replacement
- Prep the trench in accordance with the specifications
- Replacement of the tile and finishes
- Repair of any walls removed including finishes per spec.
- Replace the ceramic mosaic or porcelain tile, resinous flooring as required
- Cleanup and reinstall any items removed during construction
- Substantial completion walk through with the Borough PM and Architect

PRIOR TO CONSTRUCTION

- Meet with the MSB Project Manager, Architect and representative of the demolition workers.
- Inspect and discuss condition of construction to be selectively demolished
- Review and finalize the selective demolition schedule and verify the availability of materials, demolition personnel, equipment and facilities need to make progress and avoid delays.
- Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
- Review areas where existing construction is to remain and requires protection.
- Review measures proposed for protecting individuals and property, for environmental protection, for dust control and, for noise control. Indicate proposed locations and construction of barriers.
- Review any interruption for utility services and how long this interruption would last.
- Coordinate for shutoff, capping, and continuation of utility services.
- Discuss work hours, days and coordinate building access.
- Discuss the Submittal Schedule and timing of submission and approvals to not impact ordering, delivery, and project execution.

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.

- After Award, the Contractor will obtain a DOL- Department of Labor number for certified payroll.
- The Contractor will provide a Schedule of Values for billing purposes and tracking of installed work for payment. Invoices will need to have prior certified payroll for the period billed.

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 projects 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.

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
- Signage and barriers
- Building access
- Inspection hold points
- Jobsite housekeeping
- Substantial Completion
- Final 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.

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. This is a planned outage, and the facility is shut down for this activity. The dates are **January 6th thru March 14, 2025**. The Contractor must request any work hours outside of these times with 24 hours' notice to the PM or facility representative. Extended work hours are at the Contractor's expense.

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 specifications call for project photos of the areas demolished, then photos of the pipe trench prior to pipe, then pipe photos prior to backfill, then a final photo of the finished product area. These photos will be uploaded to a Borough shared file that is very convenient and ease to utilize.

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 the pool outage timeframe.

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.

QUALITY CONTROL

The quality of all work shall be the responsibility of the Contractor. 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. These reports will be uploaded into the Borough shared file.

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. 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 any coordination of temporary utility isolations and / or outages. (MEA, MTA, GCI, ENSTAR).

COMMISSIONING / TRAINING

The Contractor will prepare a pipe test plan to ensure all systems are complete and operational. Each pipe segment will be tested prior to cover and documentation of that test provided. Any training of new systems will be planned and scheduled with the facility personnel.

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:

<u>Milestone</u>	<u>Completion Date</u>
Pool Shutdown period (construction)	January 6 th to March 14, 2025
Substantial Completion	March 1, 2025
Final Completion	March 14, 2025
One-Year Warranty Inspection	March 14, 2026

BUDGET

The MSB estimates these services to be less than \$450,000.00.

ATTACHMENTS

- 1- Design Drawings- Architect's Alaska
- 2- Specifications- Architect's Alaska

DETAILED BID TABULATION: 25-075B**Wasilla Pool Drain Repairs**

bid schedule title			BIDDERS			
			Orion Construction, Inc.	Pro Built, LLC	R Squared Contracting, Inc.	Engineers Estimate
			\$			
Item Number	Pay Item Description	Pay Unit	TOTAL BID AMOUNT	TOTAL BID AMOUNT	TOTAL BID AMOUNT	
1	Complete all work as described in the bid documents to repair the drains at the Wasilla Pool.	LUMP SUM	\$298,000.00	\$367,388.00	\$433,790.00	\$450,000.00