

SUBJECT: Award of bid number 26-049B to H5 Construction for the contract amount of \$14,083,785.00 to construct Emergency Services Facility 3-9.

AGENDA OF: October 21, 2025

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	10/7/2025 X Rustin Krafft Signed by: Rustin Krafft
Public Works Director	10/8/2025 X George W Hays Signed by: George Hays
Finance Director	10/10/2025 X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	10/10/2025 X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	10/10/2025 X Michael Brown Signed by: Mike Brown
Borough Clerk	10/13/2025 X Brenda J. Henry for Signed by: Brenda Henry

ATTACHMENT (S) : Analysis Sheet (1p)
Scope of Work (2p)

SUMMARY STATEMENT: On August 19, 2025, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to provide labor, equipment, and materials for the construction of a new Emergency Services Facility 3-9 located at 13069 E. Marsh Rd. Palmer, AK. The Emergency Services Facility 3-9 Base Bid will be a two-story structure with a total of approximately 33,000 square feet of space to include training rooms, offices, living areas, and apparatus bays. Additionally, bid alternates include adding a Telecom Work Bay Building, one additional Apparatus Bay, Asphalt Concrete Paving, and Four-Fold Doors in lieu of Sectional Doors in the Apparatus Bays. Construction Services purchased will support the Public Works Department in assembly district #2.

In response to the advertisement, seven bids were received. Award

recommendation is being made to H5 Construction as the lowest responsive and responsible bidder based on Total Bid Amount.

The final completion date for this project is December 30, 2027.

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 \$704,189.25 (approximately 5%) in change order authority to approve modifications to the contract for reasons established under 3.08.170(B).

The Public Works Department, Projects 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: October 21, 2025

SUBJECT: Award of bid number 26-049B to H5 Construction for the contract amount of \$14,083,785.00 to construct Public Safety Building 3-9.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$14,083,785	FUNDING SOURCE Ambulance and EMS Capital Projects
FROM ACCOUNT # 425.000.000 4xx.xxx	PROJECT# 45288
TO ACCOUNT :	PROJECT #
VERIFIED BY: 1 0 / 1 0 / 2 0 2 5  L i e s e l Z a n t o S i g n e d b y : L i e s e l Z a n t o	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		14.1				
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		14.1				
TOTAL		14.1				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____



Recoverable Signature

X

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

APPROVED BY: _____ DATE: _____

Signed by: C h e y e n n e H e i n d e l

BID 26-049B
CONSTRUCT EMERGENCY SERVICES FACILITY 3-9
SCOPE OF WORK

1. Overview

The Matanuska-Susitna Borough is requesting bids from interested and qualified contractors to provide labor, equipment, and materials for the construction of a new Emergency Services Facility 3-9 located at 13069 E. Marsh Rd. Palmer, AK. The Emergency Services Facility 3-9 Base Bid will be a two-story structure with a total of approximately 33,000 square feet of space to include training rooms, offices, living areas, and apparatus bays. Additionally, bid alternates will include adding a Telecom Work Bay Building, one additional Apparatus Bay, Asphalt Concrete Paving, and Four-Fold Doors in lieu of Sectional Doors in the Apparatus Bays. The goal is to deliver a fully operational and code-compliant facility.

2. General Requirements

- A. The Contractor shall provide all labor, equipment, materials, utilities, and supervision necessary to fulfill the requirements of the contract, the attached Project Manual, and the construction drawings.
- B. The Contractor is responsible for obtaining and paying for all required permits. The Borough will cover the Fire Marshal Plan Review.
- C. The Contractor is responsible for proper removal and disposal of all waste materials in accordance with local, state, and federal regulations. The Contractor shall properly remove and dispose of all waste materials in accordance with local, state, and federal regulations.
- D. All work must comply with applicable safety standards.
- E. The Borough will retain a firm to conduct special inspections.
- F. Trees 6" or greater in diameter at breast height shall be limbed and stacked in a location designated by the Borough Project Manager for public firewood access.

3. Delivery, Storage, and Handling

- A. The Contractor is responsible for the storage and security of all materials and equipment until final project acceptance. Pre-staging on-site is permitted at the Contractor's risk.
- B. The Borough Project Manager must be notified immediately of any material shortages or issues that may cause delays.

4. Project Management

- A. The Contractor shall designate a Project Manager to serve as the primary contact for the Borough.
- B. A Pre-Construction Meeting will be conducted at the outset of the project. Prior to this meeting, the Contractor shall submit required documentation to the Borough Project Manager and Construction Manager/Administrator, including but not limited to: schedule of values, construction schedule and phasing plan, Department of Labor (DOL) filing, list of sub-contractors and suppliers, designation letters (staff assignments), and the Quality Control Plan.
- C. Work shall only proceed upon the issuance of a Notice to Proceed from the Borough Project Manager.
- D. The Contractor shall manage the project with a focus on quality control and administrative oversight, including progress meeting agendas and minutes, monthly pay applications, progress reports, and budget tracking.
- E. Progress meetings will be held periodically, as agreed upon by the Borough Project Manager and the Contractor.
- F. The Contractor is required to use Projectmates, the Borough's designated project management software, for all project coordination and documentation. This includes scheduling, submittals, payment applications, RFIs, meeting minutes, and photo uploads. Projectmates will serve as the official system of record. The Contractor

must designate one individual as the primary point of contact, who will be responsible for maintaining accurate and timely entries. Failure to properly utilize Projectmates may result in delays in processing project deliverables.

5. Clean-Up and Inspection

- A. The Contractor shall maintain daily clean-up and secure the site. Prior to substantial completion, the facility and site must be free of equipment, debris, containers, and packaging.

6. Time of Completion

- A. Substation Completion is required by June 30, 2027 with Final Completion by December 30, 2027.

7. Contract Closing (Prior to Final Payment)

- A. A site inspection will be conducted with the Borough Project Manager, Operations & Maintenance (O&M) staff, the General Contractor (GC), and Architect/Engineer (A/E).
- B. All punch list items must be corrected or resolved.
- C. All required documentation (including warranty data, operations manuals, and contractor redlines) must be submitted in both hard copy and PDF format.
- D. Final payment will not be issued until all required documentation is submitted and approved.

Detailed Bid Analysis - 26-049B Construct Emergency Services Facility 3-9								
Vendor Name		H5 Construction	Orion Construction	Steppers Constr.	HPM, Inc	Swalling	UIC Nappairit	Roger Hickel
Pay Item Description	Pay Unit	Amount Bid	Amount Bid	Amount Bid	Amount Bid	Amount Bid	Amount Bid	Amount Bid
Base Bid - Construct Emergency Services Facility 3-9	Lump Sum	\$12,433,300.00	\$12,088,000.00	\$13,248,000.00	\$13,407,920.00	\$14,178,460.00	\$14,826,556.78	\$17,185,000.00
	ENSTAR Allowance	Contingent Sum	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
	MEA Allowanceeq	Contingent Sum	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
	MTA Allowance	Contingent Sum	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Total Base Bid:		\$12,583,300.00	\$12,238,000.00	\$13,398,000.00	\$13,557,920.00	\$14,328,460.00	\$14,976,556.78	\$17,335,000.00
Additive Alternates								
1) Telecom Work Bay Building	Lump Sum	\$880,000.00	\$1,139,000.00	\$1,240,000.00	\$1,410,783.00	\$1,397,900.00	\$1,430,448.74	\$1,733,000.00
2) Add One Apparatus Bay	Lump Sum	\$470,000.00	\$553,000.00	\$988,000.00	\$806,879.00	\$634,330.00	\$1,461,149.38	\$700,000.00
3) Add Asphalt Concrete Paving	Lump Sum	\$22,800.00	\$24,300.00	\$23,050.00	\$242,772.00	\$197,975.00	\$278,531.02	\$55,000.00
4) Provide Four-Fold Doors in lieu of Sectional Doors at Apparatus Bays	Lump Sum	\$127,685.00	\$285,000.00	\$20,000.00	\$59,506.00	\$132,650.00	\$422,642.15	\$135,000.00
Total Additive Alternates 1-4		\$1,500,485.00	\$2,001,300.00	\$2,271,050.00	\$2,519,940.00	\$2,362,855.00	\$3,592,771.29	\$2,623,000.00
Total Base Bid plus Add. Alts. 1-4		\$14,083,785.00	\$14,239,300.00	\$15,669,050.00	\$16,077,860.00	\$16,691,315.00	\$18,569,328.07	\$19,958,000.00