


**SUBJECT:** Award of bid number 24-023B to Nodak Electric & Construction, Inc. for the contract amount of \$150,600.00 to install pre-manufactured restrooms at Talkeetna Village Park.

**AGENDA OF:** September 5, 2023

**ASSEMBLY ACTION:** Approved under the consent agenda 9/05/23 - BJH

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

Route To:	Signature
Purchasing Officer	X  Signed by: Russ Kraft 8/23/2023
Public Works Director	X Tom Adams, P.E. Signed by: Tom Adams 8/23/2023
Finance Director	X Cheyenne Heindel Signed by: Cheyenne Heindel 8/24/2023
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos 8/24/2023
Borough Manager	X Michael Brown Signed by: Michael Brown 8/24/2023
Borough Clerk	X Lonnie McKechnie Signed by: Lonnie McKechnie 8/24/2023

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

**SUMMARY STATEMENT:** On July 21, 2023, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to install a new CXT pre-manufactured restroom for the existing site in Talkeetna Village Park. The new 3-stall unit will be installed next to the current restroom location and will be connected to water and sewer. Construction Services purchased will support the Community Development Department in assembly district #7.

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

The substantial completion date for this project is October 31, 2023 with the final completion of October 31, 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: August 22, 2023

SUBJECT: Award of bid number 24-023B to Nodak Electric & Construction, Inc. for the contract amount of \$150,600.00 to install pre-manufactured restrooms at Talkeetna Village Park.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$150,600.00	FUNDING SOURCE ARPA Grant
FROM ACCOUNT # 475.000.000 4XX.XXX	PROJECT# 47534
TO ACCOUNT :	PROJECT #
VERIFIED BY: <div style="text-align: center;">8 / 2 3 / 2 0 2 3</div> <div style="text-align: center;"> <input checked="" type="checkbox"/> X    <u>      </u> L i e s e l W e i l a n d    <u>      </u> </div> <div style="text-align: center;">Signed by: L i e s e l W e i l a n d</div>	CERTIFIED BY:
DATE: 8/23/2023	DATE:

## EXPENDITURES/REVENUES:

(Thousands of Dollars)

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

CAPITAL	150.6					
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REVENUE						
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## FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds	150.6					
Other						
TOTAL	150.6					

## POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

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

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

8 / 2 4 / 2 0 2 3

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

**SCOPE OF WORK  
BID 24-023B**

**INSTALL RESTROOMS AT TALKEETNA VILLAGE PARK**

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**Project Description**

The Matanuska-Susitna Borough (MSB) requests professional contractors to provide a lump sum bid to install a new CXT pre-manufactured bathroom for the existing site in Talkeetna Village Park. The existing 2 stall unit restroom unit will be removed and stored as part of this bid. A new 3 stall unit is to be installed next to the current location and water and sewer is to be installed to the new unit with stub-outs ready for the new unit to be craned into place over the box-outs. (The existing 2 stall unit does not have water and sewer). The pre-fabricated unit was purchased by the MSB, and was ordered delivered FOB jobsite. The 3 stall unit will be shipped and then set in place by the contractor once the site civil preparation, and rough-in water and sewer stub-ups are installed by the contractor. The physical work is not allowed prior to Labor Day (September 4, 2023), at the request of the principals. The utility water / sewer / power and permitting need to be in place prior construction.

**Problem Statement:**

The existing public bathrooms are without sinks and baby changing tables, and are serviced by vac trucks. The Borough is upgrading the facility to a 3 stall unit with water and sewer connections, baby changing table in one unit, with sinks and toilets in each unit. The design also includes the option to use only the center stall in the winter, as tourist traffic declines.

**Project Tasks and Services Scope:**

The scope is to perform the civil site work (pad with water, sewer and electrical power) to connect the new 3 stall pre-fabricated unit to the Talkeetna Village Park site, south of the existing non water 2 stall unit that will be taken away after the new unit is set in place. The new 3 stall unit is to be placed as close as possible south of the existing 2 stall unit, the contractor will rig, remove and transport the 2 stall unit to the MSB Warm Storage site to store for a future project. Setting the new 3 unit plus the removal of the 2 unit are part of this work. The 2 stall unit will be removed from the site and stored at a Borough site located about 2 miles from the Talkeetna Village Park location as part of the contract. (See map). S Comsat Rd and S Talkeetna Spur Rd Comsat Rd is at node 12 on the map. Contractor to supply transportation, crane, rigging and dunnage for the stored unit that is moved from the Village Park site to the Warm Storage site.

The new 3 stall CXT prefabricated unit is a concrete slab, concrete walls and concrete roof structure and is 80,000 lbs. An exact shipping weight will be relayed to the contractor once it leaves the factory in Idaho. This unit was purchased by MSB and will be delivered FOB jobsite. Cost of the unit and shipping is not in contract. The unit will come through Anchorage via barge and transitioned to appropriate trucking and brought to site. The contractor will coordinate with shipping and will supply a crane, rigging and crew for the task to set the prefabricated unit in place over the water and sewer stub ups. The stub up locations are shown on the CXT floor plans. Once the 3 unit is placed, the smaller 2 stall unit is (approximately 45,000 lbs.) and will be removed by the contractor who will truck it to a designated site, unload it and is to be stored for a future project. CXT has provided an engineered lift location for the rigging to their unit(s). Coordination of the trucking, crane service, rigging for removal and storage / cribbing of the both units are part of this bid. A MSB representative will inspect the new unit when it arrives onsite to ensure there is no shipping damage before turning it over to the contractor to set in place. Responsibility changes hands at that time. MSB will inspect the 2 stall used unit before and after transport, noting any physical prior damage.

Once the new 3 stall unit is in place, the plumbing connections, electrical hookups to the MEA underground power, and interior plumbing and electrical fixtures are to be checked out and made operational. MEA will supply an underground power feed from a nearby pole north of the existing 2 stall unit. Coordination with MEA is necessary to bring the power to the building. The contractor will supply and install a meter base on the exterior rear building wall. A water meter will be supplied by the Talkeetna WSD and the contractor will install inside the utility equipment room of the unit. (see CXT plan for location).

Plumbing fixtures, lighting fixtures and baby changing table and miscellaneous bathroom accessories will be pre-installed at the factory by CXT. The contractor will ensure all plumbing and electrical fixtures are ready for service and performs all final water, sewer and electrical hookups for complete unit operation. Contractor shall perform a final cleanup of the unit ready for inspection and demonstration to the MSB Representative the readiness of the unit, and this will be

scheduled as final acceptance. Temporary porta-johns (2) must be supplied onsite for public use until the unit is operational.

The building site will require final grading, gravel and hydro-seeding of the areas disturbed by the work. The pavement will need to be patched where the water and sewer connections were performed. Any wooden bollards removed during the construction will need to be put back in place and the gravel walkway reestablished.

**Site Visit:**

Refer to the Synopsis page of the Bid Document for the date, time and location for the site inspection. All bidders are encouraged to attend and confirm existing conditions.

**General Info:**

**1. Design:**

- All work shall be in full compliance with the most recent MSB FDCM (Facility Design Criteria Manual).
- The MSB has accepted the CXT design and buildout.
- All other work shall be done according to the Facility Design Criteria Manual. (Copies available by the MSB online).

**2. Plans and Specifications:**

- Civil site plans are provided in the bid package.
- CXT drawings included with the bid package.
- The scope of work, CXT drawings, and civil drawings define the tasks for the work. Any task not called out in the scope of work section is included on the drawings and / or specifications for a complete installation.

**3. Permitting:**

The contractor is responsible for all building permits. Coordination with the local MSB water and sewer representatives are necessary.



## MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION

### BID OPENING PRELIMINARY RESULTS

24-023B Inst Restrooms at Talkeetna Village Park

BIDDER		JTA Construction LLC	Nodak Electric & Construction Inc.	
Signed Bid Form		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Receipt of Addendum - 1		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Bid Guarantee		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
BID ITEM	DESCRIPTION	TOTAL BID AMOUNT	TOTAL BID AMOUNT	TOTAL BID AMOUNT
1.	Perform all work as specified in the Bid	<b>\$229,000.00</b>	<b>\$150,600.00</b>	\$

**RECOMMENDATION:** ALL BIDS ARE TAKEN UNDER ADVISEMENT

Monday, August 14, 2023  
DATE

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PURCHASING OFFICER

\_\_\_\_\_  
PURCHASING REPRESENTATIVE

\_\_\_\_\_  
WITNESS