

SUBJECT: Award of bid number 26-099B to Big Dipper Construction, Inc. for the contract amount of \$1,956,942.00 to construct Station 6-2 Training Complex improvements for Confined Space & Structural Simulation.

AGENDA OF: February 17, 2026

ASSEMBLY ACTION:

Approved under the consent agenda 02/17/26 - EMW

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	X Rustin Krafft <small>Signed by: Rustin Krafft 2/17/2026</small>
Public Works Director	X Tom Adams, P.E. <small>Signed by: Tom Adams 2/17/2026</small>
Finance Director	X Cheyenne Heindel <small>Signed by: Cheyenne Heindel 2/14/2026</small>
Borough Attorney	X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos 2/14/2026</small>
Borough Manager	X Michael Brown <small>Signed by: Mike Brown 2/14/2026</small>
Borough Clerk	X Lonnie M cKechnie <small>Signed by: Lonnie M cKechnie</small>

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

SUMMARY STATEMENT: On December 16, 2025, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors for the construction of the new Fire Station 6-2 Training Complex Build Out. The Training Complex Build Out consists of constructing a confined space tunnel maze, which will feature access towers and hatches tailored for a variety of training scenarios. This maze is intended to provide a realistic environment for personnel to practice confined space entry, navigation, and rescue operations in a safe, controlled setting. In addition, a wracked building, equipped with skewed floors, articulating walls, and adjustable roof panels, will allow for the simulation of unstable or collapsed building conditions and broaden the range of catastrophic scenarios for training practices. The overall objective of the project is to create a

safe, fully functional training complex that replicates real-life catastrophic events, thereby enhancing the effectiveness of training exercises and expanding the capabilities of the programs offered at the site.

The Construction Services purchased will support the Emergency Services Department in assembly district #4.

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

The final completion date for this project is November 30, 2026.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 120 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 17, 2026

SUBJECT: Award of bid number 26-099B to Big Dipper Construction for the contract amount of \$1,956,942.00 to Construct Station 6-2 Training Complex improvements for Confined Space & Structural Simulation.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$1,956,942	FUNDING SOURCE FSA Capital Projects
FROM ACCOUNT # 405.000.000 4xx.xxx	PROJECT# 45076-6600-6608/6610/6612/6617
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>X</u> <u>Liese I Zanto</u> <small>Signed by: Liese I Zanto</small>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	1,956.9					
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	1,956.9					
TOTAL	1,956.9					

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: Cheyenne Heindel



MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION

BID OPENING PRELIMINARY RESULTS

26-099B Station 6-2 Training Complex Build-Out for Confined Space & Structural Simulation

BIDDER		Big Dipper Construction, Inc.	Orion Construction Inc	HPM, Inc.
Signed Bid Form		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Receipt of Addendum – 1, 2		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BID ITEM	DESCRIPTION	BID AMOUNT	BID AMOUNT	BID AMOUNT
1.	Total Base Bid	\$1,370,631.00	\$1,536,750.00	\$2,223,043.00
2.	Additive Alternate	\$586,311.00	\$990,995.00	\$970,382.00

BIDDER		Nodak Electric & Construction Inc.	Brice Builders, LLC	
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, 2		<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	BID AMOUNT	BID AMOUNT	BID AMOUNT
1.	Total Base Bid	\$1,585,000.00	\$1,805,475.00	\$
2.	Additive Alternate	\$1,242,000.00	\$822,150.00	\$

RECOMMENDATION: ALL BIDS ARE TAKEN UNDER ADVISEMENT

Monday, January 26, 2026
DATE


PURCHASING OFFICER


PURCHASING REPRESENTATIVE


PROJECT MANAGER/WITNESS

**SCOPE OF WORK
BID 26-099B**

**STATION 6-2 TRAINING COMPLEX BUILD-OUT FOR CONFINED SPACE & STRUCTURAL
SIMULATION**

1. Overview

The Matanuska-Susitna Borough is requesting bids from interested and qualified contractors to provide labor, equipment, and materials for the construction of the new Fire Station 6-2 Training Complex Build Out located at 4568 South Knik-Goose Bay Road, Wasilla, Alaska. The overall goal of the project is to deliver a fully operational training complex that closely replicates real-life catastrophic events. The facilities are specifically designed to support safe training exercises while expanding the capabilities of the training programs offered on site.

2. Training Complex Construction Details

A. **Base Bid: Confined Space Tunnel Maze**

The base scope of the Training Complex Build Out involves constructing a Confined Space tunnel maze. This maze will include access towers and hatches designed to facilitate various training scenarios. The primary intent is to provide realistic simulation environments where personnel can practice confined space entry, navigation, and rescue operations in a controlled and safe manner.

B. **Bid Alternate One: Wracked Building Addition**

Bid Alternate One proposes the addition of a Wracked Building to the training complex. This structure will be equipped with skewed floors, articulating walls, and adjustable roof panels. The flexible design enables the simulation of unstable or collapsed building conditions, further enhancing the training experience by allowing for a wider range of catastrophe scenarios.

3. General Requirements

- A. The Contractor shall provide all labor, equipment, materials, and supervision necessary to fulfill the contract requirements.
- B. The Contractor is responsible for proper removal and disposal of all waste materials in accordance with local, state, and federal regulations.
- C. All work must comply with applicable safety standards.
- D. The Borough will retain a firm to conduct special inspections.
- E. The Borough has received an approved Fire Marshall (FM) permit. Once construction is finished, the Borough will arrange for the FM to issue a certificate of occupancy before the facility opens.

4. 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.

5. 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.

6. Clean-Up and Inspection

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

7. Time of Completion

- A. Substation Completion is required by October 30, 2026, with Final Completion by November 30, 2026, and contract close out by December 30, 2026.

8. Contract Closing (Prior to Final Payment)

- A. A site inspection will be conducted with the Borough Project Manager, Department of Emergency Services (DES) staff, Borough Fire Marshall (FM), 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.