

**SUBJECT:** Award of bid number 25-176B to Roger Hickel Contracting, Inc. for the contract amount of \$14,283,754.00 to construct American Charter Academy.

**AGENDA OF:** July 15, 2025

**ASSEMBLY ACTION:**

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

Route To:	Signature
Purchasing Officer	<div>6 / 30 / 2025</div> <div>X Rustin Krafft</div> <div>Signed by: Rustin Krafft</div>
Public Works Director	<div>Recoverable Signature</div> <div>X Tom Adams, P.E.</div> <div>Signed by: Tom Adams</div>
Finance Director	<div>Recoverable Signature</div> <div>X Cheyenne Heindel</div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>7 / 1 / 2025</div> <div>X Nicholas Spiropoulos</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>7 / 1 / 2025</div> <div>X Michael Brown</div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div>Recoverable Signature</div> <div>X Lonnie McKeechie</div> <div>Signed by: Lonnie McKeechie</div>

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

**SUMMARY STATEMENT:** On May 6, 2025, the Matanuska-Susitna Borough Purchasing Division issued a solicitation seeking bids from qualified contractors for the construction of a new two-story, 25,300-square-foot, wood-frame American Charter School on a designated site northwest of Wasilla, Alaska. The new permanent facility will better accommodate the school's educational programs, addressing current limitations in the converted strip mall and providing a safe, purpose-built environment that meets district expectations. The approved 20-acre site will enhance traffic circulation and student safety, with adequate outdoor space for recreational activities, thereby creating a more conducive atmosphere for learning and student well-being. The proposed building will expand enrollment capacity, allowing the school to meet growing demand for its services.

Construction Services purchased will support the Public Works Department in assembly district #6.

In response to the advertisement, five Responsive bids were received. Award recommendation is being made to Roger Hickel Contracting, Inc. as the lowest responsive and responsible bidder based on Total Bid Amount (Base Bid & alternate bids 1-4).

The final completion date for this project is September 15, 2026.

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 \$714,188.00 (approximately 5%) in change order authority to modify the resulting contract for reasons established under 3.08.170(B).

The Public Works Department, Projects Division will be administering the contract with the aid of Wolf Architecture who will be performing construction administration services.


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

## MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date: July 15, 2025

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$14,283,754	FUNDING SOURCE School Capital Projects
FROM ACCOUNT # 400.000.000 4xx.xxx	PROJECT# 40008-1000-1001
TO ACCOUNT :	PROJECT #
VERIFIED BY:  Recoverable Signature X Liesel Zanto Signed by: Liesel W. Zanto	CERTIFIED BY:
DATE: 7/1/2025	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	14,283.8					
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REVENUE						
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## FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	14,283.8					
TOTAL	14,283.8					

## POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

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

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



Recoverable Signature

X

Cheyenne Heindel

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

Signed by: Cheyenne Heindel

DETAILED BID TABULATION: 25-176B  
CONSTRUCT AMERICAN CHARTER ACADEMY

				BIDDERS									
				Roger Hickel Contracting, Inc.		Orion Construction Inc		H5 Construction		Osborne Construction Company		Steppers Construction, INC.	
Base Bid													
Item Number	Pay Item Description	Pay Unit	Estimated Quantity	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Base Bid – Construct a new American Charter Academy School as	LUMP SUM	1	\$12,253,889.00	\$ 12,253,889.00	\$12,217,400.00	\$ 12,217,400.00	\$12,390,333.38	\$ 12,390,333.38	\$ 13,701,600.00	\$13,701,600.00	\$14,289,500.00	\$ 14,289,500.00
2	ENSTAR Allowance	LUMP SUM	1	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
3	MEA Allowance	LUMP SUM	1	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
4	MTA Allowance	LUMP SUM	1	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Total Bid Amount				\$12,353,889.00		\$12,317,400.00		\$12,490,333.38		\$13,801,600.00		\$14,389,500.00	
Alternate Bids													
1	Add 2 classrooms and associated circulation space.	LUMP SUM	1	\$ 943,954.00	\$ 943,954.00	\$ 917,800.00	\$ 917,800.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,168,000.00	\$ 1,168,000.00	\$ 1,293,600.00	\$ 1,293,600.00
2	Add 2 additional classrooms onto the 2 classrooms added with Alternate 1 for a total of 4 classrooms.	LUMP SUM	1	\$ 593,958.00	\$ 593,958.00	\$ 747,400.00	\$ 747,400.00	\$ 587,000.00	\$ 587,000.00	\$ 943,600.00	\$ 943,600.00	\$ 1,041,150.00	\$ 1,041,150.00
3	Site Accessories Package.	LUMP SUM	1	\$ 123,968.00	\$ 123,968.00	\$ 147,400.00	\$ 147,400.00	\$ 130,000.00	\$ 130,000.00	\$ 118,400.00	\$ 118,400.00	\$ 170,585.00	\$ 170,585.00
4	Generator: Supply and Install new Generator.	LUMP SUM	1	\$ 267,985.00	\$ 267,985.00	\$ 344,400.00	\$ 344,400.00	\$ 269,000.00	\$ 269,000.00	\$ 323,600.00	\$ 323,600.00	\$ 414,000.00	\$ 414,000.00
Total Bid Amount				\$1,929,865.00		\$2,157,000.00		\$1,986,000.00		\$2,553,600.00		\$2,919,335.00	
TOTAL AMOUNT BID				\$14,283,754.00		\$14,474,400.00		\$14,476,333.38		\$16,355,200.00		\$17,308,835.00	

**SCOPE OF WORK  
BID 25-176B  
CONSTRUCT AMERICAN CHARTER ACADEMY**

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**Overview:**

The American Charter Academy School project entails the construction of a new, two-story, 25,300-square-foot wood-frame charter school on a designated site located northwest of Wasilla. The goal is to deliver a fully operational and code-compliant educational facility.

**Scope of Work Includes:**

- **General Requirements:**

Provision of all labor, materials, tools, equipment, scaffolding, transportation, utilities, services, and supervision necessary to complete the project in accordance with the Contract Documents.

- **Site and Civil Work:**

- Site clearing, grubbing, excavation, grading, and earthwork (import/export as needed).
- Temporary stormwater drainage and erosion control measures.
- Utility coordination and on-site extensions (water, electric, gas, telecom).
- Water well drilling, hookup, and new water storage tank construction.
- Septic system installation.
- Road and sidewalk construction.
- Site lighting and landscaping.

- **Building Construction:**

Comprehensive civil, architectural, structural, mechanical, and electrical work to construct the school facility, including:

- Framing, envelope, and finishes.
- HVAC, plumbing, and electrical systems.
- Fire protection systems and code-compliant safety infrastructure.

- **Environmental Compliance:**

- Storm Water Pollution Prevention Plan (SWPPP) compliance per Alaska DEC regulations.
- Dust and erosion control throughout construction.

- **Coordination and Management:**

The contractor is responsible for seamless coordination with the owner, consultants, and any concurrent contractors. All work must support the timely and uninterrupted progress of related projects on or near the site.

**Final Deliverable:**

A fully constructed, code-compliant, and operational American Charter Academy School, ready for occupancy and educational use upon project completion.

**Agreement Time:**

Substantial Completion is set at August 15, 2026, with Final Completion of September 15, 2026.

**Budget:**

The Borough expects the total cost of the resulting contract to be less than \$14,500,000.00.