

**SUBJECT:** Award of bid number 24-157B to Orion Construction, Inc. for the contract amount of \$867,256.99 to construct interior improvements to the Animal Care Facility.

**AGENDA OF:** August 6, 2024

**ASSEMBLY ACTION:** Approved under the consent agenda 08/06/24 - BJH

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

Route To:	Signature
Purchasing Officer	<div>7 / 2 4 / 2 0 2 4</div> <div>X     D u s t i n   S i l v a</div> <div>Signed by: Dustin Silva</div>
Public Works Director	<div>X</div>
Finance Director	<div>7 / 2 4 / 2 0 2 4</div> <div>X     L i e s e l   W e i l a n d   f o r   C H</div> <div>Signed by: Liesel Weiland</div>
Borough Attorney	<div>7 / 2 5 / 2 0 2 4</div> <div>X     N i c h o l a s   S p i r o p o u l o s</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>7 / 2 5 / 2 0 2 4</div> <div>X     M i c h a e l   B r o w n</div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div>7 / 2 6 / 2 0 2 4</div> <div>X     L o n n i e   M c K e c h n i e</div> <div>Signed by: Lonnie McKechnie</div>

**ATTACHMENT (S) :** Analysis Sheet                    (2p)  
                                  Scope of Work                    (3p)

**SUMMARY STATEMENT:** On May 9, 2024, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to construct improvements to the animal care facility. These improvements involve mold remediation, replacing drywall and insulation, upgrading electrical, plumbing, HVAC, and interior finishes, and adding specified features such as lighting, fire alarms, dehumidifiers, and weather stripping per the plans and specifications. Construction Services purchased will support the Public Works Department in Assembly District #2.

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

The substantial completion date for this project is November 15, 2024 with the final completion of March 20, 2025.

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, Project Management Division will be administering the contract with the aid of Stantec who will be performing construction administration services.

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

## MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date: August 6, 2024

SUBJECT: Award of bid number 24-157B to Orion Construction, Inc. for the contract amount of \$867,256.99 to construct interior improvements to the Animal Care Facility.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$867,256.99	FUNDING SOURCE Borough Facilities Capital Projects
FROM ACCOUNT # 435.000.000 4XX.XXX	PROJECT # 10189
TO ACCOUNT :	PROJECT #
VERIFIED BY:  ____X____M e r i s s a C a r r e l l _____  Signed by: M e r i s s a C a r r e l l	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	867.3					
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REVENUE						
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## FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	867.3					
TOTAL	867.3					

## POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

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

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

7 / 2 4 / 2 0 2 4

**X** L i e s e l W e i l a n d

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

Signed by: L i e s e l W e i l a n d

**SCOPE OF WORK**  
**BID 24-157B**  
**CONSTRUCT ANIMAL CARE UPGRADES**

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**Project Description**

The Matanuska Susitna Borough (MSB) request qualified Contractors to prepare a bid for the building improvements to the Animal Care Facility Located at 9470 E. Chanlyut Circle, Palmer, Alaska. The overall improvements are for the interior covered kennel area, and three alternates – Alternate #1 – Remove and replace the front Reception desk area complete, Alternate #2 – Replace the interior kennel cages with new units, and Alternate #3 – Replace kennel room flooring.

**Base Bid: ACF Interior Remodeling**

Remodel to include, but not limited to, remove drywall & insulation, remediate mold in walls, replace insulation, install cement board wall covering, epoxy wall covering, add additional electrical circuits and lighting and fire alarm system, move water lines inside walls and ceilings, add new kennel plumbing hose bibbs, hose reels for the disinfectant line and pressure washer lines, remove and upgrade kennel HVAC and lighting, add dehumidifier units in each kennel, remove and replace ceiling grid and tile, add weather stripping of guillotine dog doors, install interior finishes as specified on the drawings. (See plans and specifications for full scope as this speaks to high level scope).

**Alternate #1 Front Reception Area**

Remodel to include, but not limited to, demo existing reception area, relocate reception area to interior wall with new hall by exterior wall, add 2 entry doors with push button doors locks into desk area and 1 exit door through back hall by cat isolation room. Remove and replace the ceiling grid, upgrade lighting, relocate HV A/C supply (reuse diffusers), add ceiling accent finish, add new cabinets, tops, and floor finishes. Reconfigure electrical for the desk area, and front door controls, security panel and relocate existing electrical controls to reconfigured area. (See plans and specifications for complete scope).

**Alternate #2 Replace Kennel Cages**

The base bid has the removal of the existing kennel cages and reinstallation after the mold remediation and the new wall coverings. This alternate will replace the existing kennel cages with new units. The cost of the new units and all associated freight and hardware will be included here. See the specifications for acceptable manufacturers and materials. The floor patching and architecture details for a complete installation will be required.

**Alternate #3 Kennel Room Flooring**

Remove the existing flooring in the kennel rooms and install new epoxy flooring and wall base in the entire kennel rooms. (6 rooms). If Alternate 2 is not accepted, the contractor is to reinstall the existing kennel cages in each kennel.

**Project Background:**

The Matanuska – Susitna Borough Animal Care Facility (ACF), in Palmer, Alaska, was built in 1992 and expanded with an addition in 2008. Those improvements are no longer serviceable, and due to the volume of all types of animals, remodeling is necessary to fit the current traffic, temporary housing, and care of animals. The remodel plan is to add an exterior kennel, which has been designed, bid, and awarded for construction in Spring 2024. This is located in the rear of the existing interior kennels. This work will include a fire sprinkler system from the existing equipment room, down the hallway ceiling, and to the exterior roof. There will need

to be coordination between contractors while this work is underway. It is intended for all work to be completed by March 20, 2025.

### **Special Construction Instructions:**

The kennel operations are a 24/7 staffing and daily caretaker mode. The facility will be in operation during this construction. **Only two kennels can be out of service at any time**, which includes the interior demolition, mold remediation, HV A/C, electrical, lighting and other interior work as described in this document. The contractor schedule must reflect this constraint in their execution planning. (3 pair- C-D, F-E, A-B)

- While the pair of kennels are out of service, the contractor will supply temporary heat and temporary lighting to do their work until the new system is operational. The main building gas supply piping has taps to install a contractor meter if this option is chosen.
- Cleanup daily for dust and debris will be needed to ensure the health and well-being of the animals in the adjoining rooms.
- Daily Contractor and ACF Staff coordination will be necessary to ensure the planned work can be done timely and smoothly. Relocation of animals to adjoining cages and daily activity of the ACF will need to continue all through this remodeling effort.
- Available electrical power in the kennels is minimal and needs to be considered in construction activity.
- There are only two accesses for demolition materials, the front door and the rear door. The rear door will be in the outside kennel work area that work has begun. A trash container can be set up in the front parking lot area if needed by the contractor. All dump fees are paid by the contractor.

### **Permitting:**

The contractor will be obtaining all building permits for all work efforts associated with the work package. The Fire Marshal review is complete, and all changes are within the bid documents.

### **GENERAL**

The proposal shall include all costs for construction services including but not limited to civil, architectural, structural, mechanical, and electrical, and all required permitting.

All work shall comply with the applicable requirements of the IBC, IMC, NEC, UPC and current State of Alaska Amendments both as shown or implied by the type of construction and building use. The contractor is responsible for filing for and obtaining all required plan reviews and permits, as applicable, including associated costs.

The work shall comply with applicable portions of the Matanuska-Susitna Borough Facilities Design Criteria Manual available at <https://matsugov.us/30-documents/outreach/16733-2009-msb-facilitydesign-criteria-manual> unless project requirements listed in this document indicate otherwise.

Use only new products, items that have not previously been incorporated into another project or facility. Do not use products salvaged or recycled from other projects.

Contractor shall provide all labor, tools, equipment, and services needed to complete to scope of work.

All work must follow current OSHA safety standards. The contractor is solely responsible for the safety of their crew and subcontractors as well as maintaining a safe work site for the public.

## **PRE-CONSTRUCTION**

1. Contractor shall provide the below documents to MSB Project Manager 5 days prior to a Notice to Proceed (NTP) being issued.

1. SOV (Schedule of Values) – a list of each billable item on the project, along with the associated cost.
2. Progress schedule showing timeline and phased completion dates.
3. List showing anticipated dates for procurement of materials and equipment.
4. List showing all subcontractors and material suppliers.
5. SPOC (Single Point of Contact) - name, email, and phone number.
6. A quality control plan detailing how construction quality standards will be maintained.
7. A safety plan detailing how risks will be mitigated.

## **WARRANTY**

1. Contractor shall provide a standard one-year warranty for all work performed.

## **CONTRACT CLOSING**

1. Substantial Completion walk-down will be conducted by MSB Project Mgr. and contractor.

1. Any items, listed on original work scope, that are not complete will be noted as punch list items. All punch list items identified must be complete before final payment.
2. Contractor shall provide required close out documentation, drawings & red lines, to include all Operation & Maintenance manuals along with contractor and manufacturer's warranty certification(s) before final payment.

## **BILLING**

The Contractor shall provide a typical report with each monthly billing for months in which services are performed. Billings shall be consistent with the NTP and values shall not exceed NTP amounts.

The report shall include:

- Name and address of the firm requesting payment
- Statement number
- Date of invoice
- Period covered by the invoice
- Project name and number
- Purchase order number
- Contract amount or upper limit
- Previous accumulative amount
- Current amount billing
- Total accumulative amount
- Percent complete
- For supplemental agreements, the invoice must show the current supplemental agreement and the revised Contract amount or upper limit.
- Summary of work effort performed for each task during the period covered by the invoice.
- Planned work for the next billing period.
- Final billings must be clearly marked as "FINAL."

Any delayed costs from previous billing periods that are included in the current billing must be clearly explained in the report.



## MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION

### BID OPENING PRELIMINARY RESULTS

Bid # 24-157B Construct Animal Care Upgrades

<b>BIDDER</b>		Orion Construction, Inc	H. Watt & Scott, Inc.	UIC Construction, LLC
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
<b>BID ITEM</b>	<b>DESCRIPTION</b>	<b>BID AMOUNT</b>	<b>BID AMOUNT</b>	<b>BID AMOUNT</b>
1.	Total Base Bid	<b>\$867,256.99</b>	<b>\$895,546.00</b>	<b>\$1,553,683.00</b>
2.	Additive Alternate #1	<b>\$227,959.33</b>	<b>\$273,660.00</b>	<b>\$204,369.00</b>
3.	Additive Alternate #2	<b>\$176,713.11</b>	<b>\$211,494.00</b>	<b>\$196,125.00</b>
4.	Additive Alternate #3	<b>\$42,660.00</b>	<b>\$45,724.00</b>	<b>\$40,613.00</b>
<b>BIDDER</b>		Fricklin Construction, LLC		
Signed Bid Form		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 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 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	<b>\$1,890,000.00</b>	\$	\$
2.	Additive Alternate #1	<b>\$585,000.00</b>	\$	\$
3.	Additive Alternate #2	<b>\$365,000.00</b>		
3.	Additive Alternate #3	<b>\$121,950.00</b>		

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

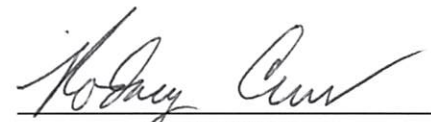
Thursday, June 13, 2024  
DATE



\_\_\_\_\_  
PURCHASING OFFICER



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



\_\_\_\_\_  
WITNESS