SUBJECT: REPORTING THE CONCLUSION OF CONTRACT FOR BID 25-007B, WITH STEPPERS CONSTRUCTION, INC., FOR A FINAL CONTRACT AMOUNT OF $6,776,465.36 FOR THE CONSTRUCT GATEWAY VISITOR CENTER PROJECT.

AGENDA OF: August 18, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: For information only.

Route To	Signatures
Originator	Rodney Crew
Division Manager	Recoverable Signature X Cole Branham Signed by: Cole Branham
Department Director	7/30/2026 X Tom Adams, PE Signed by: Tom Adams
Purchasing Director	7/31/2026 X Dustin Silva Signed by: Dustin Silva
Finance Director	Recoverable Signature X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	7/31/2026 X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	8/3/2026 X Michael Brown Signed by: Mike Brown
Borough Clerk	8/3/2026 X L. McKechnie Signed by: Lonnie McKechnie

ATTACHMENT(S): None

SUMMARY STATEMENT: Pursuant to Matanuska-Susitna Borough (MSB) code, 3.08-170(F), the following is a summary of Bid Solicitation 25-007B, Construct Gateway Visitor Center project.

The MSB entered into a contract with Steppers Construction, Inc., on December 16, 2024 for Bid Solicitation 25-007B, Construct Gateway Visitor Center project. The original contract amount of $ 6,462,378.00 was approved through Assembly Action, AM 24-131, presented on November 19, 2024. Funding was provided by MSCVB Gateway Center, U.S. Department of Commerce, EDA; Areawide Budget Appropriation Grant Match; Land Management Appropriation; and SB119 (2015) Legislative Grant funding.

Thirteen change orders were issued over the course of the contract.

Change Order one (1) was added on 4/2/25 for $21,300.00 for additional costs for an MEA line extension.

Change Order two (2) was added on 4/25/25 for $35,728.35 for additional costs for under cabinet lighting, refrigerant detection and programing, site paving, change in well pump, and interior trim.

Change Order three (3) was added on 6/4/25 for $748.00 for changes to a brochure rack.

Change Order four (4) was added on 7/16/25 for $11,265.75 for adding additional in-floor electrical outlets per the new design of the displays and exhibits.

Change Order five (5) was added on 9/11/25 for $49,153.24 to add curbing and gutter and electrical subcontractor work.

Change Order six (6) was added on 10/10/25 for $9,752.72 to add accent colors per ASI, additional MEA disconnect, bollards at entryway, and also included a credit for a vault reduction.

Change Order seven (7) was added on 11/7/25 for $47,541.01 to add a revised storefront, concrete pads, excess Enstar feet, Truss bracing, Power & Data installation, log pile relocation, exterior lighting controls, and extended completion date to 4/12/26.

Change Order eight (8) was added on 1/5/26 for $10,783.38 for replace fire alarm and paint ceiling grid aluminum framework black.

Change Order nine (9) was added on 2/23/26 for $32,938.70 for added ADA operator integration, Tectum panels, suspended wood ceilings, utility allowance, also including a credit for switching camera systems, and extended completion date to 5/15/26.

Change Order ten (10) was added on 4/10/26 for $8,768.17 to add acoustical wood ceilings, interior aluminum letters, integrated automation, and fire alarm communications.

Change Order eleven (11) was added on 5/7/26 for $22,085.90 to add condensation pump and drain, water softener, and extend completion date to 6/19/26.

Change Order twelve (12) was added on 6/5/26 for $53,561.19 to add asphalt roads and sidewalks, complete dumpster enclosure, relocate conduit on canopies, and install signage.

Change Order thirteen (13) was added on 6/19/26 for $10,460.95 to add white high performance vinyl for visibility, a 3x3 concrete pad for mailbox, changing ducting in administration area, and integrate alarm system to lock and unlock door.

Original Contract Amount:		$ 6,462,378.00
Change Order One:	$ 21,300.00	
Change Order Two:	$ 35,728.35	
Change Order Three:	$ 748.00	
Change Order Four:	$ 11,265.75	
Change Order Five:	$ 49,153.24	
Change Order Six:	$ 9,752.72	
Change Order Seven:	$ 47,541.01	
Change Order Eight:	$ 10,783.38	
Change Order Nine:	$ 32,938.70	
Change Order Ten:	$ 8,768.17	
Change Order Eleven:	$ 22,085.90	
Change Order Twelve:	$ 53,561.19	
Change Order Thirteen:	$ 10,460.95	
Change Order Totals:		$ 314,087.36
Contract Total:		$ 6,776,465.36