



Administration

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MEMO

TO: County Commission
FROM: Robert W. Wilson
Date: April 14, 2023
Subject: Jail Housing Addition Bid Opening/Notice to Proceed

On Wednesday, April 12th bids were opened for the General Contractor, Mechanical Contractor and Electrical Contractor work related to the Cass County Jail Housing Addition project. Three bids were received for each, with the lowest responsible bidders listed below:

General Contractor:	Meinecke-Johnson	\$16,343,500
Mechanical Contractor:	Peterson Mechanical	\$5,897,700
Electrical Contractor:	Vinco Inc.	\$4,302,315
Total:		\$26,543,515

These are competitive bids based on the architect's cost estimate prepared by Klein McCarthy on December 1, 2022. That estimate identified a potential construction cost of \$29,476,857. Klein McCarthy is in the process of updating their overall total project cost estimate based on the bids received.

On Monday, April 17th the Commission will consider authorizing a notice to proceed that will allow the architect and the lowest responsible bidders to begin initial project work as final construction agreements are prepared and reviewed. I would anticipate contractor agreements will be prepared for Commission consideration at the first Board meeting in May.

SUGESTED MOTION: Authorize the Chair to sign Notices to Proceed documents for general contractor work performed by Meinecke-Johnson, mechanical contractor work performed by Peterson Mechanical and electrical contractor work performed by Vinco Inc.



Cass County Jail Housing Addition Project

Budget of Work as of 12/1/2022

	Study Estimate By Construction Engineers	Schematic OPC
Construction Costs		
Construction	\$29,476,857.00	\$29,476,857.00
Schematic Design Scope Adjustments		
Elevator (2 Stop)		\$260,000.00
Air Handling Unit Room (\$350 x 4,500 sf)		\$1,575,000.00
Multi-Purpose Room (\$525 x 600 sf)		\$315,000.00
Parking Lot (\$20 x 2,000 sf)		\$40,000.00
Staff Lobby/Locker Room (\$300 x 156 sf)		\$46,800.00
Sub-Total		\$31,713,657.00
Design Contingency (5% in Study - 2.5% SD)	\$1,656,000.00	\$792,841.43
Construction Contingency (3%)	\$993,600.00	\$951,409.71
Escalation (3% in Study - 5% Current)	\$993,600.00	\$1,672,895.41
Opinion of Probable Construction Costs	\$33,120,057.00	\$35,130,803.54

Soft Costs

Architect/Engineering Fee (7% in Study - 6.5% Contract)	\$2,346,404.00	\$2,283,502.23
A/E Reimbursables (Estimate)	\$80,000.00	\$40,000.00
Survey (Houston Engineering)	\$25,000.00	\$4,500.00
Geotechnical Engineering/Soils Evaluation (Estimate)	\$20,000.00	\$10,000.00
Plat (Houston Engineering)	-	\$5,500.00
Parking Study (Houston Engineering)	-	\$2,500.00
Bidding Advertisement (Estimate)	\$0.00	\$300.00
Plan Review Fee (City of Fargo Website)	-	\$28,619.00
Construction Permit (Paid by Contractor)	\$0.00	\$0.00
Third Party Inspections (Estimate)	\$50,000.00	\$50,000.00
City SAC/WAC (Estimate)	\$0.00	\$0.00
Furniture, Fixtures & Equipment	\$150,000.00	\$150,000.00
Owners Insurance (Estimate)	-	-
Owner's Contingency (Included in Construction)	-	-
Opinion of Probable Soft Costs	\$2,671,404.00	\$2,574,921.23

Project Costs

Opinion of Probable Project Costs	\$35,791,461.00	\$37,705,724.77
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Robert Wilson Hand Tabulation
Jail Housing Addition

<u>General Contractor:</u>	Base Bid:	Alternate #1:	Alternate #2	Alternate #3:	Alternate #4:	Total:	Low Bid:
Roers Construction	\$ 16,550,000	\$ 292,000	\$ 254,000	\$ 15,000	\$ 62,000	\$ 17,173,000	
Gass Construction	\$ 16,825,000	\$ 291,000	\$ 202,000	\$ 10,000	\$ 72,000	\$ 17,400,000	
Meinecke-Johnson	\$ 15,772,000	\$ 299,000	\$ 226,000	\$ 12,000	\$ 34,500	\$ 16,343,500	\$ 16,343,500
<u>Mechanical Contractor:</u>							
Peterson Mechanical	\$ 5,490,000	\$ 67,300	\$ 46,200	\$ 294,200	\$ -	\$ 5,897,700	\$ 5,897,700
Robert Gibb & Sons	\$ 6,569,500	\$ 59,969	\$ 54,280	\$ 309,886	\$ -	\$ 6,993,635	
Manning Mechanical	\$ 5,600,000	\$ 69,900	\$ 45,700	\$ 378,700	\$ -	\$ 6,094,300	
<u>Electrical Contractor:</u>							
Burgstrom Electrical	\$ 5,220,000	\$ 23,400	\$ 8,300	\$ 46,500	\$ -	\$ 5,298,200	
Vinco Inc	\$ 4,213,509	\$ 28,007	\$ 13,310	\$ 47,489	\$ -	\$ 4,302,315	\$ 4,302,315
Magnum Electrical	\$ 4,611,555	\$ 18,180	\$ 8,080	\$ 37,100	\$ -	\$ 4,674,915	
Total:							\$ 26,543,515

Bid Tabulation Results for the Cass County Jail Housing Addition

Bids Opened on April 12, 2023 @ 11:00am

GENERAL CONSTRUCTION	Bid Security & Contractor License		Base Bid Amount	Alternate #1	Alternate #2	Alternate #3	Alternate #4
		Acknowledge Addendum 1-5					
Roers Construction Joint Venture, LLC	X	X	\$16,550,000.00	\$292,000.00	\$254,000.00	\$15,000.00	\$62,000.00
Gast Construction Co., Inc.	X	X	\$16,825,000.00	\$291,000.00	\$202,000.00	\$10,000.00	\$72,000.00
Meineke-Johnson Company *	X	X	\$15,772,000.00	\$299,000.00	\$226,000.00	\$12,000.00	\$34,500.00

* Meineke-Johnson Company provided an initialed note on their envelope reading: ADD \$150,000 TO BASE BID. Therefore the above listed base bid is the sum of \$15,622,000 plus \$150,000.

MECHANICAL CONSTRUCTION			Base Bid Amount	Alternate #1	Alternate #2	Alternate #3	Alternate #4
Peterson Mechanical, Inc.	X	X	\$5,490,000.00	\$67,300.00	\$46,200.00	\$294,200.00	-
Robert Gibb & Sons, Inc.	X	X	\$6,569,500.00	\$59,969.00	\$54,280.00	\$309,886.00	-
Manning Mechanical, Inc.	X	X	\$5,600,000.00	\$69,900.00	\$45,700.00	\$378,700.00	-

ELECTRICAL CONSTRUCTION			Base Bid Amount	Alternate #1	Alternate #2	Alternate #3	Alternate #4
Bergstrom Electric, Inc.	X	X	\$5,220,000.00	\$23,400.00	\$8,300.00	\$46,500.00	-
VINCO, Inc.	X	X	\$4,213,509.00	\$28,007.00	\$13,310.00	\$47,489.00	-
Magnum Electric, Inc. **	X	X	\$4,611,555.00	\$18,180.00	\$8,080.00	\$37,100.00	-

** Magnum Electric, Inc. provided an alternate E Site for \$11,460.

COMBINED CONSTRUCTION			Base Bid Amount	Alternate #1	Alternate #2	Alternate #3	Alternate #4
No combined bids were received.							

*** An envelope from American Engineering Testing for materials testing was not opened at the time of bid opening.