CASS COUNTY GOVERNMENT

Administration

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MEMO

TO: County Commission

FROM: Robert W. Wilson

Date: April 8, 2024

Subject: Heated Storage Building RFP

On Thursday, March 28, 2024, Cass County opened sealed bids for a heated storage building to be located on the Law Enforcement Center property, for the purposes of storing law enforcement and public safety equipment currently housed at the Highway Department storage facility.

Three bids were received. Two were opened and one was returned to the bidder for non-conformance. The two opened bids are described below:

Bidder	Bid Security and	Base Bid Amount	Alternate Bid Amount
	Contractor License		
RJS Building	Yes	\$785,860	-
Systems, Inc.			
Gast Construction Company, Inc.	Yes	Pre-engineered mental building \$1,422,000	Post framed wood building \$1,375,945

The non-conforming bid was provided by Roer's and was returned because the bid was not accompanied by a separate envelope containing the contractors license and bid security as stated in the bid advertisement and required by North Dakota Century Code.

This project was included in the 2023 Building Fund Budget in the amount of \$500,000. That amount was not formally carried forward to the 2024 budget. It is my belief this project was not carried forward because there was an expectation, even at budget time last summer, that it would be completed last year. I have reviewed this project with the Finance Office, and there is a consensus the Building Fund can accommodate this project, all current year budgeted projects, and maintain an appropriate fund balance moving forward.

RJS Building Systems has provided an agreement to complete this work for the bid amount. The State's Attorney has reviewed both the proposed agreement and the circumstances related to the non-conforming bid, and advised there is no legal reason not to proceed at this time.

<u>SUGGESTED MOTION</u>: Authorize the Chair to sign the agreement with RJS Building Systems, Inc. for construction of a Heated Law Enforcement Storage Building in the amount of \$785,860 and authorize a budget adjustment adding in the same amount to the 2024 Building Fund.

Phone 701-277-5077
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Cell Phone 218-790-8550
Email rjs@ideaone.net

April 8, 2024

Cass County Government 211 9th St. S Fargo, ND 58102

PROPOSAL Cass County Law Enforcement Storage Building

RJS Building Systems is pleased to quote you a price for your new storage building. All specifications and pricing are provided below. These are numbers based on information provided by the Cass County Government. Certified and stamped drawings from any architectural or engineering firm have not been received for this proposal. The design loads are based off local city and county codes. The pricing in this proposal may change due to code issues, architectural and engineering designs of this project.

Sitework:

Excavation of new trench drain system to existing building.

Excavation of footings/foundation. Import/export of aggregate materials. Backfill and compact foundation. Grade site around perimeter of building. No survey or civil engineered drawings in RFP.

Concrete/Foundation Design

460' LF. of footing and wall per engineered design. 6" concrete slab with #4 rebar 24" on center. 4000 psi load. No structural/foundation drawings in RFP

Building Design Data:

80' x 150' x 18' (PEMB) pre-engineered metal building. (12,000 sq. ft.) 1:12 roof pitch.

M.B.M.A. certified / IBC 2021 codes exposure C.

Bay Spacing: (5) @ 30'-0"

20# live load / 115 MPH wind rating / 50# ground snow load / 35# roof snow load

26 ga. PBR roof panel. Galvalume finished.

26 ga. PBR wall panel. (Standard color chart)

2'-0" overhang with soffit on perimeter of building.

300'-0" of commercial gutter with 6- downspouts.

(4) 3070 exit walk door openings.

(7) 18'x 14' framed openings for overhead door with jamb trim.

(1) 14'x 14' framed openings for overhead door with jamb trim.

Thermal & Moisture Protection:

Roof insulation: 9" in the roof cavity with 3" blanket over the purlins with 6 mil poly vapor barrier. R-40 Wall insulation: 8" in wall cavity with 6 mil poly vapor barrier. R-25

The roof and walls shall have a 29 ga. white metal liner panel with J-trim for doors and windows.

Doors & Windows:

- (4) 3070 pre-assembled insulated metal walk door with closure and mortise hardware. No electrical hardware/FOB system.
- (7) 18'x 14' Midland 3" Thermo-Guard series insulated overhead door with push button operator. (2) vision lights windows per door.
- (1) 14'x 14' Midland 3" Thermo-Guard series insulated overhead door with push button operator. (2) vision lights.

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Plumbing:

Rough-in for trench drains. Tie into trench drain in existing shop.

Provide and install 35 cubic ft. sand-oil separator per in new building per code.

Provide and install (5) 6'-8" trench drains. 1 in each bay.

Does not include the following:

Soil testing. Special concrete floor coatings. Concrete aprons or driveways Specialty painting of structural beams. Electrical and mechanical not included. Landscaping not included.

Anything not listed in this proposal is not included.

Preliminary PEMB drawings:

It is the general contractor/owner's responsibility to verify all window and door locations. It is the general contractor/owner's responsibility to verify all main frame locations and clearances. Engineered stamped drawings from metal building manufacture are included. Anchor bolt layout drawings are provided by the building manufacturer. All reactions and schematics are provided by the building manufacturer for concrete design.

All material is guaranteed as specified. We propose to erect and install all materials listed above in a workmanship-like manner according to standard practices, including tax & freight for the sum of \$785,860.00 Seven hundred and eighty-five thousand eight hundred sixty dollars.

Any alteration or deviations from the specifications stated involving extra cost will be executed upon written orders and will become an extra charge over and above the estimate. All other agreements are contingent upon strikes, accidents, or delays beyond our control. The owner shall carry fire, tornado and all other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

ALTERNATE DEDUCT:

Remove 2'-0" overhang around perimeter of building deduct \$17,960.00. from base bid

Payment Schedule: Monthly progress payments per Cass County Government guidelines in RFP

Upon signature this becomes a contract.

Contractors Signature	RJS Building Systems Inc.	Date:	1-08-2024
Authorized Signature	Cass County Government	Date:	

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