



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 Contractor License	Base Bid Amount	Alternate Bid Amount
RJS Building Systems, Inc.	Yes	\$785,860	-
Gast Construction Company, Inc.	Yes	Pre-engineered metal 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.

SUGGESTED MOTION: 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.

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

April 8, 2024

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.

RJS BUILDING SYSTEMS
"OUR BUSINESS IS BUILDING YOURS"

