



Robert W. Wilson
County Administrator

Telephone: 701-241-5770
wilsonro@casscountynynd.gov

MEMO

TO: County Commission
FROM: Robert W. Wilson
Date: May 15, 2024
Subject: County Consideration of RRRDC Construction Bids

On May 8, 2024 sealed bids were opened for General Contractor, Electrical Contractor and Mechanical Contractor services for construction of the Red River Regional Dispatch Center (RRRDC). The RRRDC Authority Board considered and approved bid recommendations on May 16th. The low (recommended) bidders are listed below:

- General Contractor: Ledgestone Inc. - \$5,492,000
- Mechanical Contractor: Robert Gibb & Sons - \$2,214,385
- Electrical Contractor: Grotberg Electric, Inc. - \$2,398,000

Additional known costs are identified in the attached Estimate of Total Project Costs (TPC) document prepared by project architect SEH. In addition to the above contract amounts, the TPC includes environmental testing, plan review and design fees, FF&E, technology and dispatch consols and all other anticipated expenses. **The total project cost is \$15,711,259.37.** The architect's estimated total project cost prior to bid opening was \$16,049,017.00.

The process for dispatch facility construction is specified in the Joint Powers Agreement (JPA) agreed to by all member entities: the City of Moorhead, the City of Fargo, the City of West Fargo, Clay County and Cass County. The JPA directs that Cass County will own the project through construction and transfer ownership to the RRRDC Authority at the end of construction prior to facility operation.

In accordance with the JPA there are steps that shall occur in a specific order prior to the approval of construction agreements and project construction:

- I. Open construction bids (occurred on May 8, 2024)
- II. First RRRDC Authority review of construction bids (occurred on May 9, 2024)
- III. RRRDC Authority consider bid recommendations. (This identifies Total Cost of Construction and occurred on May 16, 2024)
- IV. Cass County Commission must approve successful GC, Electrical & Mechanical bids. (This is **NOT** approval of the construction agreements. Approval is scheduled for May 20, 2024.)

- A. Following Cass County's approval of the successful construction bids, payment of committed Clay County, MN (\$1.5M) and Moorhead, MN (\$1M) funds must be received; and
- B. 'Suitable Arrangements' must be made between Cass County and the Cities of Fargo and West Fargo for the cities to contribute additional funds to cover the Total Cost of Construction in excess of \$12.5 million. **(\$3,211,259.37)**

After tasks 'A' and 'B' are completed the Cass County Commission may consider approval of construction agreements with the recommended general, electrical and mechanical contractors.

It should be noted that Cass County Administrator Robert Wilson is scheduled to meet with City of Fargo Administrator Michael Redlinger and City of West Fargo Administrator Dustin Scott on Friday, May 17th to coordinate 'Suitable Arrangements.'



Estimate of Total Project Costs

Red River Regional Dispatch Center - New Building

5/8/2024 23:37

Base Bid				
Section	Description		Total	
1	General Contractor Bids			
	Ledgestone Inc	\$	5,492,000.00	
	Roers Construction	\$	5,522,000.00	
	Gast Construction	\$	5,645,000.00	
	Minko Construction, Inc.	\$	5,675,000.00	
	Border Construction	\$	5,720,000.00	
	Gehrtz Construction Services	\$	6,260,000.00	
2	Mechanical Contractor Bid			
	Robert Gibb & Sons	\$	2,214,385.00	
	BDT Mechanical	\$	2,521,598.00	
	Peterson Mechanical	\$	2,569,900.00	
	Manning Mechanical	\$	2,670,000.00	
3	Electrical Contractor Bid			
	Grotberg Electric, Inc.	\$	2,398,000.00	
	Bergstrom Electric	\$	2,519,600.00	
	Dakota Electric Construction	\$	2,630,000.00	
4	Special Inspections/Testing			
	American Engineering Testing (AET)	\$	20,496.00	
	Braun Intertec	\$	27,196.50	
5	Plan Review Fee			
	City of Fargo - Building	\$	8,386.02	
	City of Fargo - Parking Lot	\$	496.54	
6	Dispatch Console Estimate			
	Xybix	\$	411,222.83	
	AdaptaSpace	\$	437,167.00	
	Russ Bassett	\$	646,265.00	
7	Furniture Package Estimate			
	Elizabeth estimate	\$	375,000.00	
8	Owner Technology/Systems			
		\$	2,950,000.00	
9	Building Permit Fee			
	City of Fargo	\$	41,930.11	
	City of Fargo	\$	24,082.68	
10	Storm Shelter Peer Review			
	Independent Design Peer Review	\$	7,500.00	
11	Interior Supergraphics Allowance			
	Coral estimate	\$	15,000.00	
12	Known Scope Adjustments			
	City Plan Review (\$75K), CAT6a cabling (\$98K) etc.	\$	175,000.00	
	Contingency (excludes review and permit fees)	5.0% \$	702,930.19	
	Subtotal	\$	14,836,429.37	
A	Omit Concrete Curb & Gutter			
	Ledgestone, Inc.		(\$9,800.00)	
	Minko Construction		(\$8,750.00)	
	Roers Construction		(\$8,750.00)	
	Border Construction		(\$10,000.00)	
	Gast Construction Co.		(\$8,800.00)	
	Gehrtz Construction Services		(\$13,420.00)	
B	Upgrade Video Wall from LCD to LED			
	Roers Construction		(\$750.00)	
	Bergstrom Electric	\$	67,300.00	
	Grotberg Electric, Inc.	\$	68,000.00	
	Dakota Electric Construction	\$	71,000.00	
a	Professional Design/Consultant Fees	\$	794,425.00	
b	Geotechnical/Soils, Surveying	\$	12,405.00	
	Total	\$	15,711,259.37	

Budget	Difference
\$9,903,066.00	\$ 201,319.00
includes M&E	
\$0.00	\$0.00
in GC	
\$0.00	\$0.00
in GC	
\$75,000.00	(\$54,504.00)
\$65,000.00	\$9,895.35
includes permit also	
\$350,000.00	\$ 61,222.83
\$459,780.00	(\$84,780.00)
\$2,776,875.00	\$173,125.00
\$0.00	
included in plan review	
\$0.00	7,500.00
\$0.00	15,000.00
\$990,306.00	(\$287,375.81)
\$613,990.00	(\$613,990.00)
escalation costs	
\$16,049,017.00	(\$337,757.63)



Estimate of Total Project Costs

Red River Regional Dispatch Center - New Building

5/8/2024 23:37

Base Bid			
Item	Description		Total Cost
			Total
1	General Contractor Bid		\$ 5,492,000.00
2	Mechanical Contractor Bid		\$ 2,214,385.00
3	Electrical Contractor Bid		\$ 2,398,000.00
4	Special Inspections/Testing		\$ 20,496.00
5	Plan Review Fee		\$ 8,882.56
6	Dispatch Console Estimate		\$ 411,222.83
7	Furniture Package Estimate		\$ 375,000.00
8	Owner Technology/Systems		\$ 2,950,000.00
9	Building Permit Fee		\$ 66,012.79
10	Storm Shelter Peer Review		\$ 7,500.00
11	Interior Supergraphics Allowance		\$ 15,000.00
12	Known Scope Adjustments		\$ 175,000.00
13			
	Contingency	5.00%	\$ 702,930.19
Project Costs Subtotal			\$ 14,836,429.37
Cost Alternate 1			
A	Omit Concrete Curb & Gutter		N/A
Cost Alternate 2			
B	Upgrade Video Wall from LCD to LED		\$ 68,000.00
Previously Committed Costs			
a	Professional Design/Consultant Fees		\$ 794,425.00
b	Geotechnical/Soils, Surveying		\$ 12,405.00
Estimated Total Project Cost			\$ 15,711,259.37

The preliminary Estimate of Probable Cost prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding market conditions. Accordingly, the Architect cannot and does not warrant or represent that bid prices will not vary from the Owner's budget for the Cost of the Work or from any Estimates of Probable Cost prepared or agreed to by the Architect.

Exclusions: The following items are not included in this estimate.

- 1.) Lawn Irrigation System
- 2.) Soils Corrections