



Robert W. Wilson
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MEMO

TO: County Commission
FROM: Robert W. Wilson
Date: May 31, 2024
Subject: County Consideration of RRRDC Construction Bids

On May 8, 2024 bids were opened for General Contractor, Electrical Contractor and Mechanical Contractor services for construction of the Red River Regional Dispatch Center (RRRDC). There is a 45-day bid expiration window, so contracts need to be signed by June 21st.

The RRRDC Authority Board is scheduled to consider and approve the following recommendations on June 3, 2024. The low (recommended) bidders are listed below:

Base Bids:

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

Bid Alternates:

- Omit Concrete Cub & Gutter - Recommend *Decline* & keep curb & gutter within the project scope.
- Upgrade Video Wall – Recommend *Approve* for \$68,000 added to Grotberg contract amount.

Solicited Proposal:

- Special Inspections & Testing – Approve American Engineering Testing (AET) for \$20,496.00

Additional known costs are identified in the attached Estimate of Total Project Costs (TPC) document prepared by project architect SEH. The TPC includes environmental testing, plan review and design fees, FF&E, technology, dispatch consols, recommended bid alternate and solicited proposal. **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 JPA. 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 is scheduled for June 3, 2024).

- IV. Cass County Commission must approve successful GC, Electrical & Mechanical bids. (This is **NOT** approval of the construction agreements. Approval is also scheduled for June 3, 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. As of May 31th, both Clay County and the City of Moorhead have indicated they are processing payments.
 - 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)** I have spoken with Fargo Mayor Tim Mahoney and West Fargo City Administrator Dustin Scott. Both have indicated a full intent to follow through on the commitment to fund this expense.

It is recommended that the Cass County Commission approve the successful bidders listed below on June 3rd and work towards finalizing contracts with the successful bidders for action on June 17th.

SUGGESTED MOTION: Consider approval of the following successful bidders: General Contractor - Ledgestone Inc., \$5,492,000; Mechanical Contractor - Robert Gibb & Sons, \$2,214,385 and Electrical Contractor - Grotberg Electric, Inc., \$2,466,000.



Estimate of Total Project Costs

Red River Regional Dispatch Center - New Building

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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

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Base Bid		Total Cost	
Item	Description		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