



Engineering Department

DATE: March 17, 2020
FROM: Gabe Schell, City Engineer
ITEM: Park Improvement District No. 003

REQUEST

Request for Resolution Receiving Bids and Ordering the Preparation of the Engineer's Statement for PI 003.

Request for Resolution for Awarding Contract for PI 003.

Please place this item on the 3/24/2020 City Commission meeting agenda.

BACKGROUND INFORMATION

A Park Development Agreement was entered into between the Developer of Elk Ridge Addition and Bismarck Park and Recreation District (BPRD) on November 15, 2018. As part of that agreement, a petition for park improvements was received from the Developer who owns 68.4% of the annexed benefitting area in Elk Ridge Addition. On October 22, 2019, the Board of City Commissioners created Park Improvement District PI 003 at the request of BPRD.

Park Improvement District No. 003 Unit 1 consists of the construction of neighborhood park amenities including playground equipment, a picnic shelter, and trails. The park will also include District-wide amenities including pickleball courts, a restroom building, and parking lot. The District-wide amenity costs will be assessed to BPRD.

The proposed Park Improvement District 003 includes benefitting property that is not currently annexed. The costs associated with benefited property outside city limits will be assessed to BPRD to be held in abeyance to be assessed to the actual benefited parcels when they are annexed.

The project was bid with a base bid and three alternates. The Engineer's Estimate for the base bid and alternates was \$1,491,932. Four bids were received on March 11, 2020. Two of the bids were opened with Northwest Contracting, Inc. submitting the low bid of \$1,117,287.95. The two unopened bids were non-responsive. Attached is the

engineer's summary of bids and recommendation to award the base bid and all three alternatives.

BPRD consider the bids on March 19, 2020 at their Park Board meeting and recommends award. Their correspondence is attached to this memo.

Proposed Schedule

Receipt and Opening of Bids:	March 11, 2020
Approval of Bids by Park Board	March 19, 2020
Award of Bids:	March 24, 2020
Project Completion:	Fall 2020

RECOMMENDED CITY COMMISSION ACTION

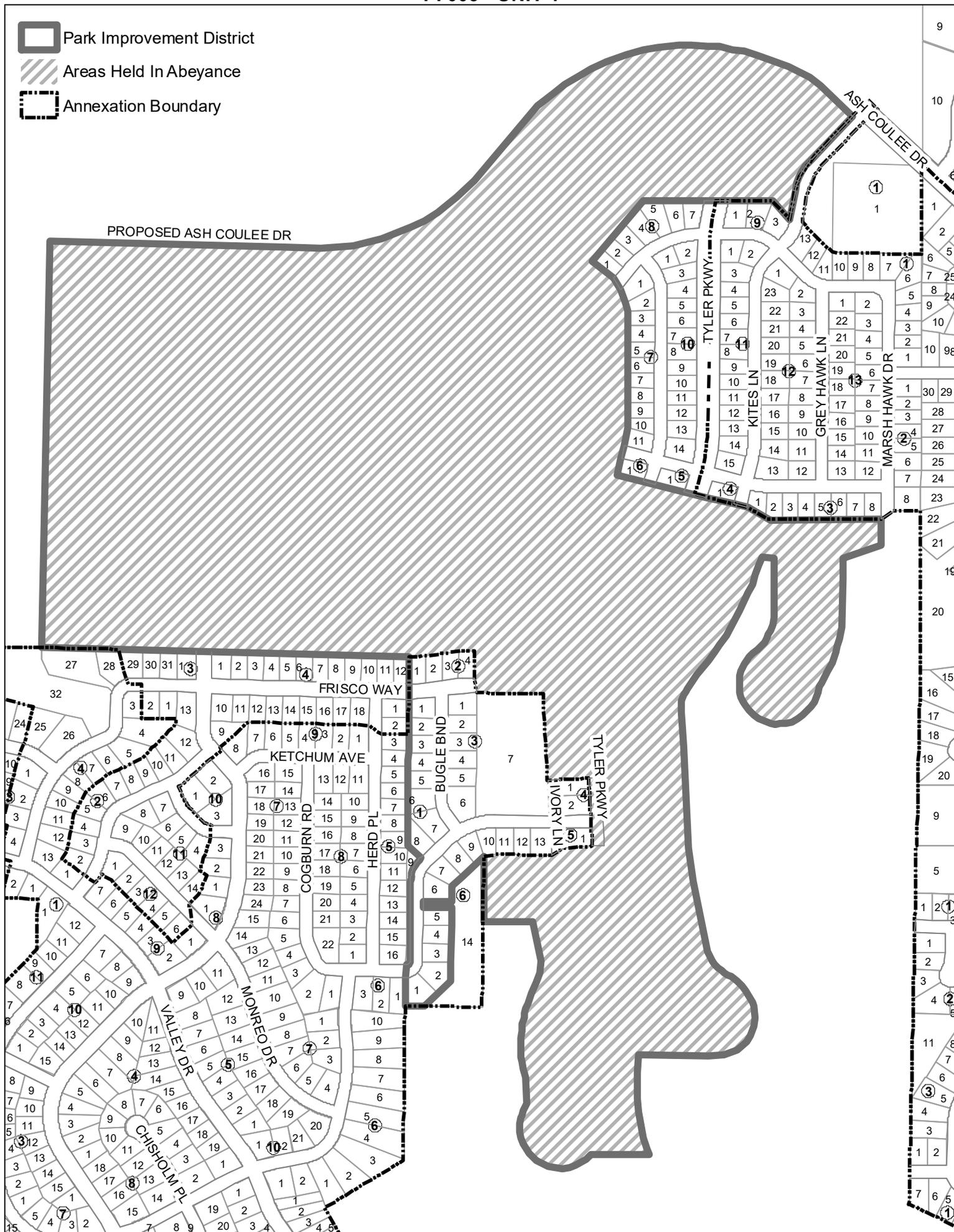
Resolution Receiving Bids and Ordering Preparation of the Engineer's Statement for PI003. Resolution Awarding Contract for PI 003 to Northwest Contracting, Inc for \$1,117,287.95 for the base bid and all three alternatives.

STAFF CONTACT INFORMATION

Gabe Schell, PE | City Engineer, 355-1505 or gschell@bismarcknd.gov

PI 003 - UNIT 1

-  Park Improvement District
-  Areas Held In Abeyance
-  Annexation Boundary



◇ March 12, 2020

Randy Bina
Executive Director
Bismarck Parks and Recreation District
400 East Front Avenue
Bismarck, ND 58504

Re: Bid Opening Results; Elk Ridge Neighborhood Park

Dear Randy:

Bids for the construction of the **Elk Ridge Neighborhood Park** were due on March 11, 2020 at 2:30 pm. The project was advertised three times in the Bismarck Tribune with the advertisement(s) running on February 18, February 25, & March 3, 2020. Construction costs were requested for one Base Bid and three Alternate Bids as follows:

- Base Bid: Four (4) Pickleball Courts, Playground, Parking Lot, Sidewalks, & Misc. Items
- Alternate 1: Two (2) Additional Pickleball Courts
- Alternate 2: Irrigation System
- Alternate 3: Polished Concrete Floor Inside the Restroom Building

The Engineer's Opinion of Probable Cost is as Follows:

- Base Bid: \$1,355,054.00
- Alternate 1: \$59,678.00
- Alternate 2: \$75,000.00
- Alternate 3: \$2,200.00
- TOTAL Base Bid + All Alternates = \$1,491,932.00

Four (4) bids were submitted, opened, and read aloud. Bids were received as follows:

Northwest Contracting, Inc.

- Base Bid: \$1,021,945.65
- Alternate 1: \$46,462.30
- Alternate 2: \$46,480.00
- Alternate 3: \$2,400.00
- TOTAL Base Bid + All Alternates = \$1,117,287.95

Capital City Construction, Inc.

- Base Bid: \$1,031,753.20
- Alternate 1: \$42,531.74
- Alternate 2: \$45,420.00
- Alternate 3: \$2,100.00
- TOTAL Base Bid + All Alternates = \$1,121,804.94



Bids were also received from Northern Plains Plumbing and Heating, Inc. and Cooling and Heating Unlimited for Mechanical Construction only. This project was to be bid with a single prime Contractor and Bidders were instructed to provide a unit price for each bid item. Because both of the Contractors only bid mechanical work, it is our opinion that these two bids are non-responsive.

Northwest Contracting, Inc. submitted the lowest responsible bid, which is \$374,644.05 less than the Engineer's Opinion of Probable Cost for the Base Bid and all three Alternates. We recommend the Park Board **award the Base Bid and all three Alternates to Northwest Contracting, Inc.**

We will plan to present the results of the bid opening and summary to the Park Board at their regularly scheduled meeting on March 19th, 2020.

If you have any questions, please contact our office.

Sincerely,

KLJ

A handwritten signature in blue ink, appearing to read 'Brad Krogstad', written over a white background.

Brad Krogstad, PE
Project Manager

Enclosure(s): Bid Tabulation
Project #: 1904-01935
cc: file

Let's Play!

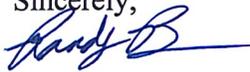
March 20, 2020

Linda Oster
Design and Construction Engineer
City of Bismarck
Via email only to loster@bismarcknd.gov

Dear Linda:

At the March 19, 2020 Park Board meeting, the commissioners approved the bid and alternates submitted by Northwest Contracting, Inc. in the amount of \$1,117,287.95 for the construction of Elk Ridge Neighborhood Park (Park Improvement District 19-003). The Board of Park Commissioners respectfully requests the City Commission consider and accept the bids. If you have any questions you may contact me at 222-6455.

Sincerely,



Randy Bina
Executive Director

Cc: Dave Mayer, Operations Director
Kathy Feist, Finance Director
Gabe Schell, City Engineer (via email)