

AGENDA REPORT

DATE November 19, 2002

ITEM: CONTRACT AWARD: CHILDREN’S MUSEUM REHAB; CTEP PROJECT NO. STPE 5299(40) - O.F. 1126.8

INITIATED BY: CHILDREN’S MUSEUM OF MONTANA/CITY-COUNTY PLANNING

ACTION REQUESTED: CONSIDER BIDS AND AWARD CONTRACT

PRESENTED BY: ROBERT HORNE, JR., PLANNING DIRECTOR

MOTION: "I move the City Commission award a contract to Wadsworth Builders in the amount of \$72,330 for the Children’s Museum Rehab CTEP project and authorize the City Manager to execute the construction contract documents, contingent upon Montana Department of Transportation concurrence."

PROJECT TITLE: Children’s Museum Rehab-GTF; CTEP Project No. STPE 5299(40) - O.F. 1126.8

RECOMMENDED CONTRACTOR: Wadsworth Builders, Inc.

CONTRACT AMOUNT: Bid Amount \$72,330.00

ARCHITECT’S ESTIMATE: \$135,885.00

START DATE: December 2002

COMPLETION DATE: March 2003 (120 Calendar Days)

PENALTY/INCENTIVE TERMS: Liquidated Damages, \$50.00/Day

SYNOPSIS: The project will rehabilitate, restore and enhance the exterior of the Children’s Museum of Montana at 22 Railroad Square, a building that is owned by the City and leased to the Children’s Museum of Montana. Specific rehabilitation activities will include window repair and replacement, repair of stucco building base, new entrance door and frame, concrete paving and landscape improvements. Funding will be through the State’s Community Transportation Enhancement Program (CTEP), matched with funds from the Children’s Museum of Montana.

Six bids were received. One bid was not read because the bidder removed the bid sheets from the bound bid package, and another was disqualified due to the presence of a qualifier on the bid. Also, two bidders did not acknowledge addenda on the sealed envelope, but did acknowledge addenda within the bidding documents. This oversight has been waived as an irregularity.

All bids were lower than the architect's conservative estimate, ranging from 14% to 47%. Although the low bid was much lower than the architect's estimate, a bid review by the architect indicated the low bidder understood the project requirements and bid accordingly, and the bid is valid.

BACKGROUND: The funding for the project is a cooperative effort between the State of Montana and Children's Museum using City of Great Falls Community Transportation Enhancement Program (CTEP) allocations. The project was approved by the City Commission in 1999, with supplemental funding approved in 2002. The Montana Department of Transportation's participation is 86.58% and the Children's Museum's participation is 13.42% of the project cost. There will be no cost to the City.

Though structurally sound, the building has been in need of upgrade and repair for many years, especially in light of its current use. The office building to the south and the neighboring Civic Center have both been nicely restored. Restoring the exterior of the Children's Museum will greatly improve the looks and historic integrity of the immediate surroundings. The plans and specifications were reviewed by the State Historic Preservation Office, who determined the proposed work would have no significant impact on the structure or the Railroad Historic District.

The main improvement items include: Repairing cast concrete window headers, foundation stucco and foundation cracks; refurbishing/replacing windows; regrading the slope adjoining the structure on the north; sod/irrigation in front of the main entrance; new concrete entrance slab and new entryway; asphalt paving, concrete curbs, planting strip along front façade; one bike rack.

The project was designed by an architect, Civic Design. Staff of the City-County Planning Office provided consultant oversight, and will act as project administrator through construction.

Attachment: Bid Tabulation Summary

CITY OF GREAT FALLS BID TABULATION SUMMARY

PROJECT

STPE 5299(40)
 CHILDREN'S MUSEUM REHAB-GTF
 Control No. 4208
 Office File No. 1126.8

OPENING INFORMATION

Date: November 7, 2002
 Time: 3:00 PM
 Place: Civic Center, Great Falls

	Bidder (Name/Address)	Envelope Information	Federal Proposal	Addendum Acknowl.	DBE Schedule	Bid Bond	Bid Amount	Notes
1	Mealey Construction, Inc. P. O. Box 7277 Great Falls, MT 59406	yes	yes	yes	no	10%	\$ 94,119.00	Did not fill out DBE forms.
2	Wadsworth Builders, Inc. P. O. Box 2073 Great Falls, MT 59403	no acknow. of addendum	yes	yes	partial	10%	\$ 72,330.00	Addenda not acknowledged on envelope, but were acknowledged in bidding documents. Did not fully fill out DBE forms.
3	Dick Anderson Construction, Inc. 4610 Tri-Hil Frontage Rd. Great Falls, MT 59404	yes	yes	yes	partial	10%	\$ 116,600.00	Did not fully fill out DBE forms.
4	Laabs Construction P.O. Box 3486 Great Falls, MT 59403	yes	n/a	n/a	n/a	n/a	n/a	Bid not read. Bidder removed bid sheets from bound spec book, did not include all required forms.
5	Robinson Construction 2633 17th St. NE Black Eagle, MT 59414	yes	yes	yes	yes	10%	\$ 110,299.00	Incorrect date on Bid Schedule. Bid included qualifier, reject bid.
6	M&D Construction P.O. Box 2728 Great Falls, MT 59403	no acknow. of addendum	yes	yes	yes	10%	\$ 94,001.85	Addenda not acknowledged on envelope, but were acknowledged in bidding documents. Did not fully fill out DBE forms.
	Architect's Estimate (Civic Design)						\$	135,885.00