



**CITY OF GREAT FALLS  
COMMISSION AGENDA REPORT**

---

**Item:** Library Landscaping CTEP Project - Award Construction Contract

**From:** Great Falls Public Library/Planning Department

**Initiated By:** Great Falls Public Library

**Presented By:** Jim Heckel, Library Director

**Action Requested:** Increase CTEP funds for Library Landscaping project and award construction contract for Library Landscaping project

---

**Suggested Motion:** (Each motion to be separately considered)

1. Commissioner moves:

“I move that the City Commission (approve/deny) the use of an additional \$68,143 in CTEP funds for the Library Landscaping project.”

And;

“I move that the City Commission (award/not award) a construction contract for the Library Landscaping project to Dick Olson Construction, Inc. in the amount of \$234,794 and authorize the City Manager to execute the necessary documents, contingent upon Montana Department of Transportation concurrence.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

---

**Staff Recommendation:** For the Library Landscaping CTEP project, staff recommends the City Commission award a construction contract for “Schedule A” in the amount of \$234,794 to the low bidder, Dick Olson Construction, Inc., and also approve the use of an additional \$68,143 in CTEP funds. “Schedule B” is not recommended for award due to limited funds.

**Background:** Approved by the City Commission in 2006, this Community Transportation Enhancement Program (CTEP) project will upgrade the Great Falls Public Library plaza to include landscaping, a plaza area and a sculpture and water feature. L’Heureux Page Werner designed the new plaza area and will perform construction oversight of the project with assistance from the Library and the Planning Department. The competitive bid process was followed, with a bid opening held on August 27, 2008. The City received a total of four bids, all of which were determined to be responsive. A summary of all bids received is attached to this Agenda Report.

The Architect's construction estimate is \$183,937 for Schedule A. The current budget for construction is \$76,651, and additional dollars are proposed to be contributed by the Library to fund an expanded scope of work to accommodate a monumental sculpture/water feature.

The low bid was submitted by Dick Olson in the amount of \$234,794. A mathematical error in the bid was corrected, as provided for in the project manual. The bid is 27.6% above the Architect's estimate. Subsequent review and analysis of the bids by the Architect concluded the bids represented a good level of participation from the pool of available bidders in this market place. In addition, the Architect concluded: 1) there is a notably small deviation among the bidders on most items, indicating the bids are likely and accurate reflection of the work involved; 2) the Architect underestimated the current market for some of the items; and, 3) some items had limited completion from subcontractors/suppliers (mainly "Schedule B" items). The Architect concluded that, in its opinion, the bid represents reasonable competition and consideration by a good pool of bidders, and that the lowest bid for "Schedule A" items is reasonable for the work represented. The Architect also concluded that any rebidding of the project would not produce significant benefit, and recommended award of "Schedule A" to the low bidder, Dick Olson Construction.

Due to an expanded scope of work and an increase in construction prices, additional CTEP funds are being requested for the project. Of the initial \$91,492 approved by the Commission in 2006, and after design and related costs are subtracted, \$66,365 is available for construction. The expanded construction scope and cost increases are proposed to be covered in part by additional funds from the Great Falls Public Library. To fund the remainder of the construction contract, approval of the use of \$68,143 in additional CTEP funds from CTEP reserves is being requested. The Library will provide \$79,438, plus \$10,562 to match the additional CTEP funds.

**Concurrences:** Representatives from the City Planning Department and the Great Falls Public Library have reviewed and approved the award of this construction contract.

**Fiscal Impact:** The \$234,794 contract will be paid through federal Community Transportation Enhancement Program (CTEP) funds (\$134,507), with matching dollars provided by the Great Falls Public Library Foundation (\$20,849). The Library will also provide an additional \$79,438, for a total contribution of \$100,287. The contributions from the Library are funds from various individuals and the Library Foundation and not from the library operating budget.

**Alternatives:** The City Commission could vote to not award the construction contract and/or to deny the use of additional CTEP funds, and the project would not be constructed.

**Attachments/Exhibits:**  
Bid Tabulation Summary

cc: Dave Cantley, L'Heureux Page Werner, PC 15 5<sup>th</sup> Street South, Great Falls, MT, 59401

**BID TABULATION****PROJECT**

STPE 5299(76)  
 Library Landscaping-GTF  
 Control No. 6339  
 O.F. 1508.1

**OPENING INFORMATION**

Date: August 27, 2008  
 Time: 3:00 PM  
 Place: Rainbow Room  
 Civic Center, Great Falls MT

	<b>Bidder (Name/Address)</b>	<b>Envelope Info.</b>	<b>Federal Proposal</b>	<b>Addendum Acknowl.</b>	<b>Compliance w/Insurance</b>	<b>DBE Schedule</b>	<b>Bid Bond</b>	<b>Bid Amount</b>	<b>Notes</b>
1	Dick Olson Construction Inc 1124 24th Street S Great Falls MT	yes	yes	yes	yes	yes	10%	A \$234,794.00 *	
						<b>Bidder List</b>			
						yes		B \$20,400.00	
2	Dick Anderson Construction Inc 4610 Tri Hill Frontage Rd Great Falls MT	yes	yes	yes	yes	yes	10%	A \$290,907.49	
						<b>Bidder List</b>			
						yes		B \$42,371.00	
3	Wadsworth Builders 4601 2nd Ave N Great Falls MT	yes	yes	yes	yes	yes	10%	A \$246,457.00	
						<b>Bidder List</b>			
						yes		B \$30,025.00	
4	Guy Tobacco Construction 1400 25th Ave NE Black Eagle	yes	yes	yes	yes	yes	10%	A \$308,780.00	
						<b>Bidder List</b>			
						yes		B \$31,513.00	
	Architect's Estimate							\$183,937.60	Schedule A
								\$3,500.00	Schedule B

\* Corrected amount because of mathematical error