



Item: Construction Contract Award: CMATP Sanitary Sewer Extension, O. F. 1658.1

From: Engineering Division

Initiated By: Public Works Department

Presented By: Jim Rearden, Public Works Director

Action Requested: Consider Bids and Approve Contract

Suggested Motion:

1. Commissioner moves:

"I move the City Commission award a contract in the amount of \$289,768.15 to Central Plumbing & Heating, Inc., for the CMATP Sanitary Sewer Extension, O. F. 1658.1, and authorize the City Manager to execute the construction contract documents."

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

Staff Recommendation: Approve construction contract award.

Background:

Significant Impacts

This project will extend the sanitary sewer main to serve the ADF International steel fabrication facility and Dali LLC's proposed Great Bear Subdivision No. 2 (Phases 1 and 2) immediately to the north of ADF. This sewer main extension will serve all of the properties within the existing Tax Increment Financing Industrial District (TIFID), known as the Central Montana Agricultural Technology Park (CMATP). Future extensions to this main will serve several hundred additional acres of industrial and commercial property.

Citizen Participation

The CMATP and adjacent area have no private residences, although Neighborhood Council 3 and the public in general have commented favorably upon industrial development in this area. The TIF application for this expenditure was approved by the Planning Advisory Board and the City Commission, at which times the public had opportunities to comment. ADF and Malteurop have been informed on the progress of the project.

Workload Impacts

The project was designed and bid out by TD&H Engineering, who will also assist with

administrative duties. City engineering staff reviewed the project plans and documents, and will perform construction inspection and contract administration duties.

Purpose

This project will provide sewer service to ADF and Great Bear Subdivision No. 2. Additional areas could receive service from extensions to this main.

Project Work Scope

This project will install a total of 12 manholes, plus 3,812 linear feet of gravity sanitary sewer main which will vary in size from 8 to 24-inch diameter. A 60-foot long steel encasement pipe will be bored under the Malt Plant rail spur in order to protect the track and sewer main. The surface will be restored after construction. The new main will be installed from the existing City sewage lift station on Black Eagle Road, west to U. S. Highway 87. A branch main will be installed in Innovation Street.

Evaluation and Selection Process

Seven bids were received and opened for this project on August 9, 2013. One bid was rejected for being nonresponsive (this was not the low bid). The bids for this project ranged from \$289,768.15 to \$413,252.50. Central Plumbing & Heating, Inc. (Central) submitted the low bid. Central is an established responsible local contractor and has done projects within the City.

This project was bid with a Base Bid as well as two Bid Additives. The Base Bid will be financed with TIFID funds for a total of \$186,996.15 and covers the City's commitment to the TIFID. This price is well within the approved project budget. The two Bid Additives will further extend the sewer to serve Great Bear Subdivision No. 2. Dali LLC has provided funding for the Additives for a total of \$102,772.00.

Conclusion

City staff recommends awarding the contract to Central in the amount of \$289,768.15. Central has executed all the necessary documents.

Concurrences:

The consultant has verified the low bid to be complete and valid, and recommends award.

Fiscal Impact:

The sewer main extension will serve the expanding employment base in Great Falls. Over time, development of this area will indirectly and directly improve the City's tax base.

This project is being funded through the CMATP TIFID using cash on hand for \$186,996.15; plus private funds from Dali LLC of \$102,772.00.

The attached bid tabulation summarizes bids that were received.

Alternatives:

The City Commission could vote to deny award of the construction contract and re-bid the project or do nothing and force local industries into making their own sewer service arrangements.

Attachments/Exhibits:

1. Bid tabulation is attached.

