



City of South St. Paul
COUNCIL AGENDA – SPECIAL MEETING

125 3rd Ave N.
Monday, March 28, 2022
7:00 p.m.

Meeting Location: Training Room

1. CALL TO ORDER:

2. ROLL CALL:

3. AGENDA:

A. Approval of Agenda

Action – Motion to Approve

Action – Motion to Approve as Amended

4. GENERAL BUSINESS:

A. Approve bid on City Hall Remodel

6. ADJOURNMENT:



AGENDA ITEM:

ACTION TO BE CONSIDERED: CONSIDERING AWARDING BIDS FOR CITY HALL REMODELING PROJECT TO LOWEST RESPONSIBLE BIDDER

OVERVIEW:

We have been studying various options for renovations to City Hall to meet today’s operational needs. Bidding was authorized for a project consisting of five major components. They are:

- ◆ Expanded workspace for patrol/sergeants’ area
- ◆ New front counter area in administration to enhance customer service
- ◆ Replacement of the roof over the Fire Station and other enhancements to the administration and living areas
- ◆ Renovations to the Community Development area to make more efficient use of workspaces and improve the customer service counter
- ◆ Expansion of the Work-Out room and the addition of shower/changing rooms in the lower level that will be made available for all employees to use as well as a remodeled breakroom.

Bids for this work were received on Thursday, March 24th. Seven contractors submitted bids for the project. The bidding consisted of a base bid and two add/alternates. One was for a vehicle exhaust system in the Fire Department. The other was for the remodeling of the administration/living area of the Fire Station. The bid results were as follows:

	Base Bid	Alternate #1	Alternate #2	Total W/Alternates
Weber, Inc.	\$1,667,000	\$64,000	\$364,000	\$2,095,000
Versacon, Inc.	\$1,672,000	\$64,707	\$517,523	\$2,254,230
Century Construction	\$1,689,000	\$60,000	\$460,000	\$2,209,000
Ebert Construction	\$1,696,000	\$58,500	\$435,000	\$2,189,500
Jorgenson Construction	\$1,775,000	\$60,000	\$462,000	\$2,297,000
CM Construction	\$1,920,800	\$56,800	\$548,800	\$2,526,400
Meisinger Construction	\$2,412,000	\$54,200	\$570,000	\$3,036,200

The project budget of \$3.6 million was based on construction costs of \$2.5 million, professional fees and testing costs of \$700,000, and FF&E (furniture, fixtures, and equipment) costs of \$400,000. The low apparent bid of \$2,095,000 includes both add alternates. To that amount we also need to factor in about \$50,000 for temporary office/living quarters for the Fire Department for next spring when the work would be done in their area. An additional \$58,200 is needed if we undertake the Council Room technology upgrades that were discussed at our March 14th work session. With all of those costs included and realizing these number do not include a contingency for unexpected work modifications, the total cost for the entire project should be about \$3.3 million.

Weber Construction is being vetted by Wold & Associates. They are located in North St. Paul and here is a link to their website: <https://www.webercompanies.com> Wold will be present at Monday's work session with a recommendation for your consideration. Subject to Wold's review and recommendation, Staff supports the award of the entire project (with the two add/alternates).

SOURCE OF FUNDS:

2022 Capital Project Funds Line Item of \$3.6 million