



Engineering Memorandum

July 31, 2025

RE: August 5, 2025 Commission Meeting

JE DUNN – GUARANTEED MAXIMUM PRICE CONTRACT – LIBRARY EXPANSION (202215)

For your consideration is a contract for a Guaranteed Maximum Price (GMP) construction contract with JE Dunn. JE Dunn was selected as a Construction Manager At-Risk (CMAR) for this building project. As such, JE Dunn has provided construction estimates and suggestions to improve the value of the project for the community.

Notable Project Statistics:

74 separate bidders, this is 3 times the typical number of bids received.

77% of the dollar value of the contracts are Local Contractors.

95% of the dollar value of the contracts are North Dakota Contractors.

The GMP for this project is \$3,163,267 and is as stated, a guaranteed maximum price.

The City Attorney has reviewed the contract amendment.

The City Engineering staff recommends approval.

