

Finance Department

To: Public Works Commission
From: Mark Stevens
Date: February 6, 2025
Subject: Fire Station Storage Building

Background

The one remaining alternate decision postponed on the fire station construction project relates to the storage building.

The initial contingency of \$880,000 has been reduced to \$193,730 at this point. I have reviewed the contract allowances with Maas Brothers staff; there is no expectation that the remaining \$106,690 will be exceeded. It had been estimated last fall that a storage building would cost \$215,360. The prep work (foundation, bollard installations) has been completed within the construction scope/bid.

A request for bids was advertised through the standard means used by the City. One bid was received at the January 30 bid opening from Morton Buildings, Inc. The bid for the 42'W x 80'L x 16'H insulated structure is quoted at \$217,175. An alternate bid, removing the insulation, was offered at \$163,735. **Please see the attached email from Maas Brothers that provides additional information on the insulation and a feasible modification.**

The costs to install electrical connections and lighting in the storage building as part of the base bid total \$45,292. **Please see the attached email from Maas Brothers regarding a bid oversight by the electrician.** The remobilization of Boldt to complete their work on the building is \$4,372.

Budget Goal

Invests in the assessment, strategic planning and maintenance of our city buildings

Financial Impact

This expenditure will expend most of the remainder of the project's planned contingency.

Recommendation

An insulated structure would be the preferred option, but other costs to incorporate necessary radio transmissions, access controls, additional display monitors in workspaces, barrier landscaping, and moving expenses are competing for project dollars. The overhead doors included in the bid are insulated. I recommend Morton Buildings, Inc be awarded the contract

for storage building at \$163,735 (uninsulated) and a change request for Boldt Masonry for remobilization costs of \$4,372, totaling \$168,107. The remaining contingency will be \$25,623. The decision to add the insulation can wait for two months to potentially afford through savings in closed allowance accounts.