

Operations Building 1st Floor Remodel

Review Bids, Increase Total Project Cost and Award Contract

Lisa Coleman-Project Engineer 2

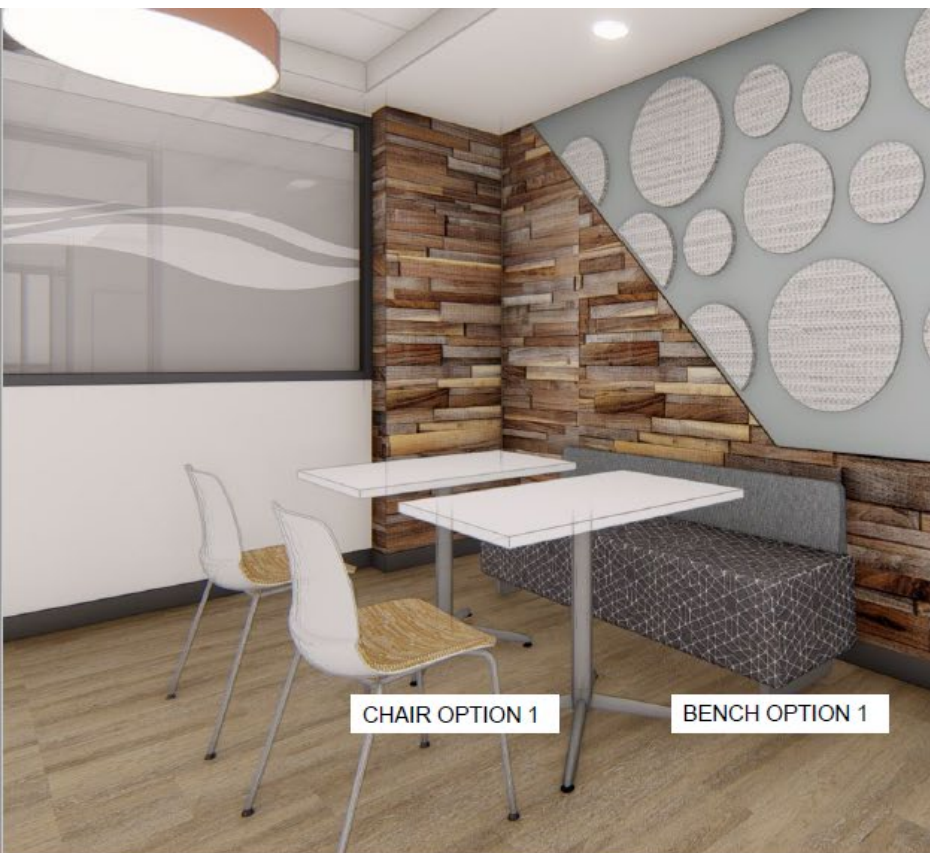


Background

- Improvements to approx. 5,000 sq. ft. in the middle of the building.
- Major goals
 - Better security
 - More efficient use of space
 - More inclusive workplace
 - Improved working conditions and healthier workplace
 - Improved public access
- Engberg Anderson Architects completed planning/design



Rendering of Breakroom



Rendering of Kitchen



Rendering of Hallway



DOOR FINISH TO
MATCH EXISTING



Rendering of Bridge and Stair to Entrance



Madison Metropolitan Sewerage District



Background

- Commission Meeting 2/13/2020:
 - Staff presented an update and requested an increase in consulting fees due to scope changes (bridge, updated entrance/landscaping, among others)
 - Staff indicated scope changes would increase project cost to estimated \$2.2 million, but a formal increase would not be requested until bidding time.
 - Now we have bid the project so are requesting an increase, but less than anticipated.



Bidding

- Significant interest in the project, with 9 contractors pre-qualifying and submitting bids
- Very competitive bids, favorable bidding climate
- Bids are close overall, indicating a clear project scope



Bid Tab

<u>Bidder</u>	<u>Amount</u>
• Kenneth F. Sullivan Co.	\$ 1,566,525
• C.D. Smith Construction	\$ 1,685,000
• Joe Daniels Construction Co.	\$ 1,685,000
• JP Cullen & Sons, Inc.	\$ 1,695,078
• Tri-North Builders, Inc.	\$ 1,704,800
• Vogel Bros Building Co.	\$ 1,704,900
• J.H. Findorff and Son, Inc.	\$ 1,749,924
• Miron Construction Co., Inc.	\$ 1,841,617
• US Vet General Contracting, LLC	\$ 1,859,488



Low Bidder

- Kenneth F Sullivan – qualified, financially stable, and provided responsive bid (included all required documents).
- MMSD has not worked with them before however they have extensive prior experience with this type of work.
- They are comfortable with their bid and look forward to working with the District



Financial Impact

- Current total project cost estimate incorporating bid results is \$2,050,000:

	2020 Budget	Current Estimate
Construction Cost plus Contingency plus Other Costs (permits, etc.)	\$1,444,000	\$1,655,000
Professional Services & MMSD Staff Time	\$285,000	\$395,000
Total Project Cost	\$1,729,000	\$2,050,000

- Current estimate is less than \$2.2M estimate presented in Feb. 2020 following scope increases.
- 2021 Capital Budget will be adjusted to reflect the current estimate.



Requested Action & Next Steps

- Approve resolution to:
 - Increase total project cost from \$1,729,000 to \$2,050,000
 - Award contract to low bidder, Kenneth F. Sullivan Co., at their low bid price of \$1,566,525
- Next steps:
 - Finalize contract
 - Begin construction in October



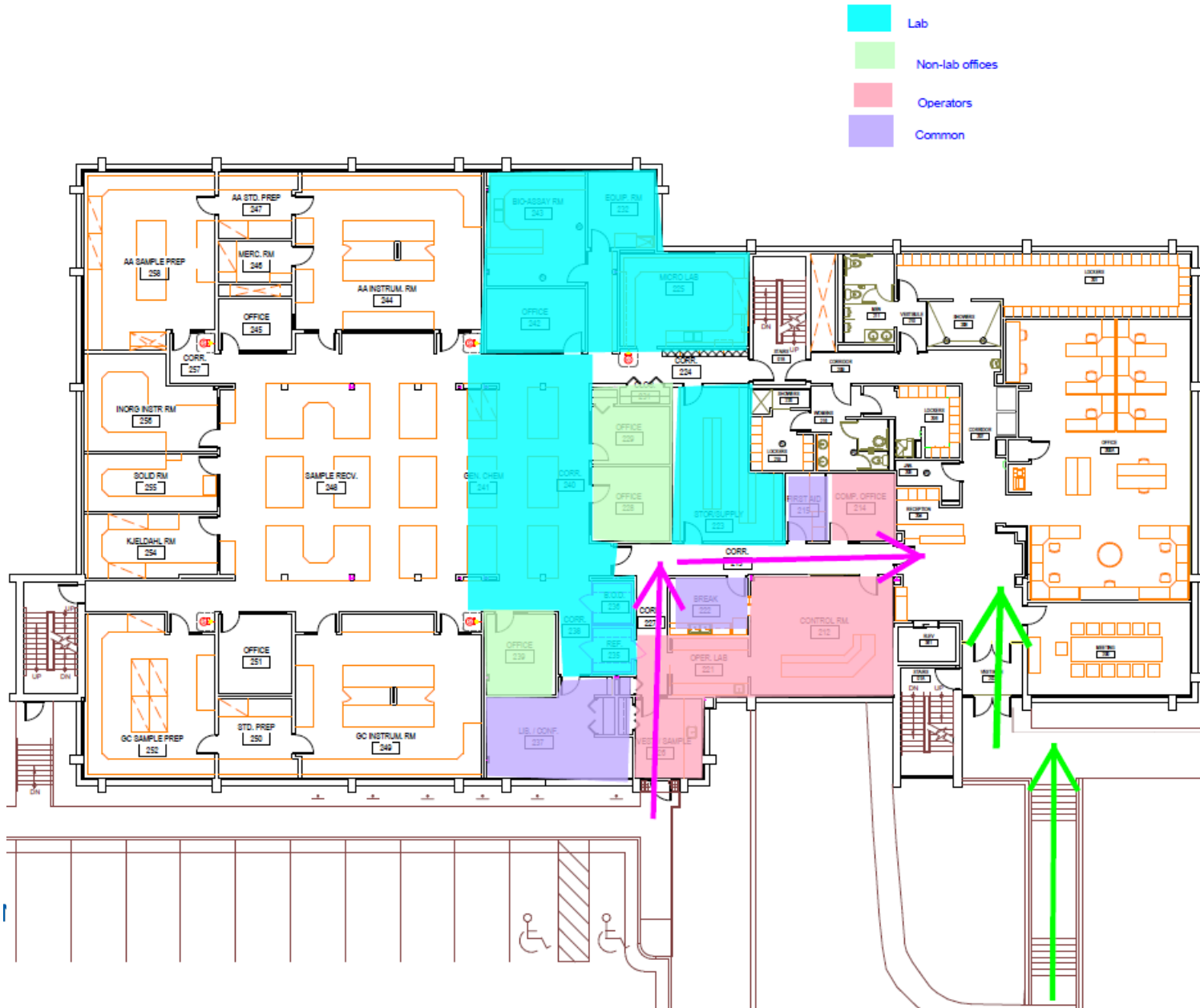


Questions?

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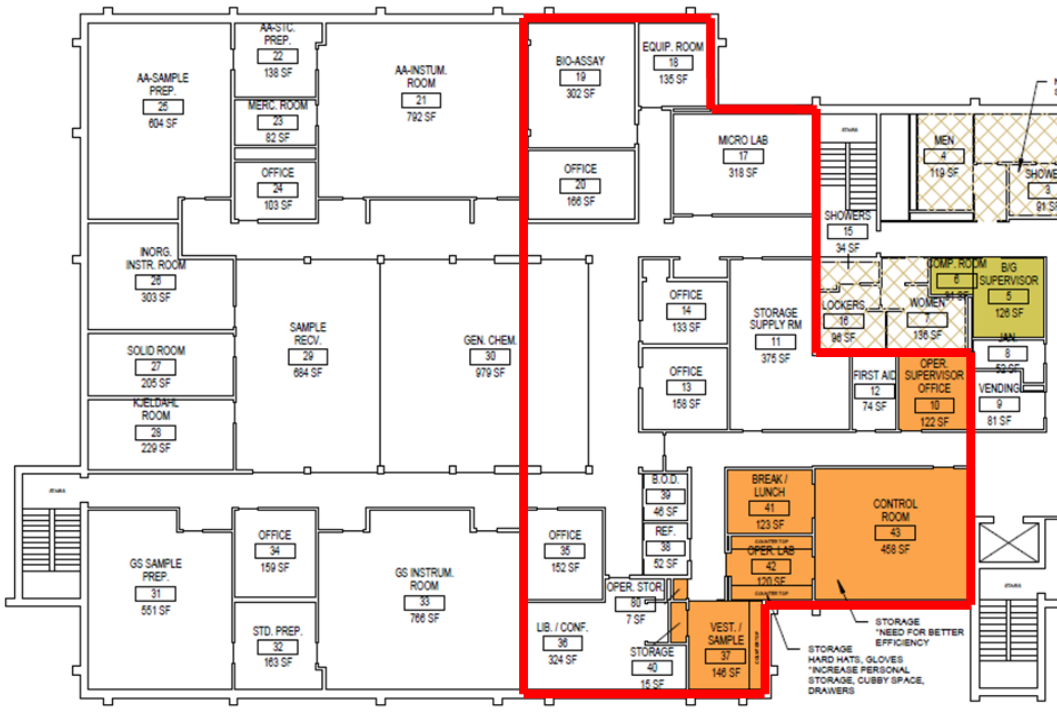
Existing floor plan



Proposed Floor plan



Operations Building 1st Floor Remodel Goals



- Better security
- Better functionality for operator's area
- Increased safety in lab, including limiting entrance
- More efficient use of space
- More inclusive workplace
- Improved working conditions and healthy workplace
- Larger and more cohesive "office" area



Conceptual Plan

- Directs all visitors, including those with disabilities, to a single welcoming entrance
- Improved security
- Separates lab and offices
- More cohesive office area
- Common cafeteria, gender-neutral bathroom and comfort/first aid room
- Allows for future addition



Scope increase

- New plan meets project goals, but to do so, additional scope items are needed:
 - Pedestrian Bridge
 - Revitalization of the main entrance
- Need an amendment to the design services contract



Existing conditions - public entrance



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Existing conditions- vestibule



Existing conditions- Non-lab offices in lab



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Existing conditions- Operator's lab

