

Date of Action:	3.4.2015	
Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>	
By:	[Signature]	

CITY COUNCIL ACTION MEMORANDUM

AM No. 15-12: Contract Award to Cornerstone General Contractors in the amount of \$4,821,820 to begin construction of the New Wasilla Public Library.

Originator: Public Works Director

Date: February 24, 2015

Agenda of: March 4, 2015

Route to:	Department Head	Signature	Date
X	Public Works Director	[Signature]	2/24/15
X	Recreation & Cultural Services Director	[Signature]	2/24/15
X	Finance Director	[Signature]	2/24/15
X	Deputy Administrator		
X	City Clerk	[Signature]	2.26.15

Reviewed by Mayor Bert L. Cottle: [Signature] 02:26:2015

Fiscal Impact: yes \$4,821,820 **Funds Available:** yes

Account name/number: New Library-State/110-4550-455.45-02 \$1,700,000
 New Library-City/110-4550-455.45-03 \$3,121,820

Attachments: None

Summary Statement: This contract was advertised through Invitation to Bid No. ITB-0116-0-2015/AG on January 16, 2015. The bid opening occurred on February 20, 2015 with the following results that includes the basic bid plus additive alternates 1 and 2:

Cornerstone General Contractors	\$12,054,550
F-E Contracting	\$12,398,000
Roger Hickel Contracting	\$12,737,000
Pinnacle Construction	\$12,763,750
Ken Brady Construction	\$12,968,000
Denali General Contractors	\$13,155,000
Watterson Construction	\$14,639,000
Eklutna Services	\$14,649,455
Collins Construction	\$15,626,000
Architect's Estimate	\$12,001,808

The initial contract award is proposed at 40 percent of the contract value to begin the project while sales tax revenue continues to be collected. Another 40 percent of the contract is proposed to be awarded on or before July 31, 2015; and the remainder of the contract is proposed to be awarded on or before December 31, 2015. Additive alternate 1 includes construction of a

courtyard outside of the children’s reading area, and additive alternate 2 includes construction of an amphitheater. The project budget is as follows with this contract award:

Architect and Engineering Services	\$1,688,078
Construction Cost	\$12,054,550
Furniture, Fixtures & Equipment	\$567,000
Art within the Library	\$100,000
<u>Project Contingency</u>	<u>\$590,372</u>
Total	\$15,000,000

The funding for this project to date is as follows:

Sales Tax Collected	\$6,474,470
State of Alaska Grant FY15	\$1,700,000
State of Alaska Grant FY13	\$175,000
Rasmuson Grant	\$500,000
<u>Rasmusson Challenge Grant</u>	<u>\$250,000</u>
Total	\$9,099,470

The project is expected to break ground in April 2015 with construction to continue throughout the summer with the goal of having the building structure enclosed before winter. Substantial completion is scheduled for June 1, 2016 followed by the grand opening in July 2016.

Staff Recommendation: Adopt AM No. 15-12.