



	Approved	Denied
Date Action Taken:	6/9/08	
Other:		
Verified by:	<i>Thomites</i>	

**WASILLA CITY COUNCIL ACTION MEMORANDUM**

**AM No. 08-35**

**TITLE: CONTRACT AWARD TO STEPPERS CONSTRUCTION, INC. IN THE AMOUNT OF \$932,383 FOR WASILLA AIRPORT SNOW REMOVAL EQUIPMENT BUILDING EXPANSION.**

Agenda of: June 9, 2008  
 Originator: Public Works Director

Date: May 28, 2008

Route to:	Department	Signature/Date
	Police Chief Youth Court, Dispatch, Code Compliance	
	Culture and Recreation Services Director Library, Museum, Sports Complex	
X	Public Works & Recreation Facility Maintenance Director	<i>[Signature]</i> 5/28/08
X	Finance, Risk Management & MIS Director Purchasing	<i>[Signature]</i> CFO
X	Deputy Administrator Planning, Economic Development, Human Resources	<i>[Signature]</i>
X	City Clerk	<i>[Signature]</i>

**REVIEWED BY MAYOR DIANNE M. KELLER:** \_\_\_\_\_

**FISCAL IMPACT:**  yes \$932,383 or  no Funds Available  yes  no

Account name/number: FY09 Funding

Attachments: Recommendations of Award, CIP Detail Sheet

**SUMMARY STATEMENT:** This project was bid on May 21, 2008 with the following results:

Steppers Construction, Inc.	\$826,933
Wolverine Supply, Inc.	\$998,150
Corvus Contractors, LLC	\$1,195,220
CYS Management Services, Inc.	\$1,564,570
Engineer's Estimate	\$1,078,100

This project will expand the snow removal equipment building at the airport in anticipation of receiving additional equipment from an FAA grant next year.

**ACTION:** Authorize the Mayor to execute a construction contract with Steppers Construction, Inc. in the amount of \$826,933 for the Wasilla Airport Snow Removal Equipment Building Expansion project, subject to the execution of the FAA Grant agreement and appropriation of funding.

**Archie Giddings**

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**From:** eric.g.helms@faa.gov  
**Sent:** Thursday, May 22, 2008 4:25 PM  
**To:** David Longtin  
**Cc:** Archie Giddings; brad.garland@faa.gov; David Lundin; Scott L. Hattenburg  
**Subject:** Re: award recommendation for Expand Snow Removal Equipment Building, Wasilla

The Federal Aviation Administration (FAA) has reviewed and approve the bid tabulation for the "Expand Snow Removal Equipment Building" AIP project:

The FAA concurs with awarding this contract to Steppers Construction. Please submit to our office a copy of the final conformed contract.

Following receipt of the conformed contract and after the preconstruction conference is held, you are authorized to issue the notice to proceed (NTP) to the contractor.

Federal participation in the project is contingent upon the construction conforming to the submitted "Sponsor Certifications" and approved plans and specifications. Any changes made by either a change order or supplemental agreement should be approved by FAA in advance of the work to be eligible for participation.

G. Eric Helms  
 Project Manager  
 Alaska Region Airports Division  
 AAL-622  
 907-271-5202

"David Longtin" <dlongtin@hdlalaska.com>

05/22/2008 03:55 PM

To "Archie Giddings" <agiddings@ci.wasilla.ak.us>

cc "Scott L. Hattenburg" <shattenburg@hdlalaska.com>, Brad Garland/AAL/FAA@FAA, Eric G Helms/AAL/FAA@FAA, "David Lundin" <dlundin@hdlalaska.com>

Subject award recommendation for Expand Snow Removal Equipment Building, Wasilla

Archie,

Here is our recommendation of Steppers Construction. Please let me know if you have any questions.

<<ltr DL-AG rec award 5-22-08.pdf>>

Thanks,

Dave Longtin, EIT

5/27/2008

May 22, 2008

File No. 08-014

Archie Giddings, P.E.  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, AK 99654

RE: Recommendation of Award  
Expand Snow Removal Equipment Building, Wasilla Municipal Airport  
City of Wasilla

Dear Mr. Giddings:

We have reviewed the bids submitted for the above-referenced project. All bids are responsive and meet the requirements of the specifications, with the following irregularity:

- CYS Management Services, Inc.: General Contractor's license and Alaska Business License was not submitted.

All bids were mathematically correct, with the following exception:

- CYS Management Services, Inc.: Minor (\$0.50) rounding error.

The mathematical error does not affect the ranking of the bids, and the bid irregularity is not with the low bidder. The corrected bids are summarized below and a detailed tabulation is attached. The bid ranking is the same for both the base bid and the base bid plus the additive alternate.

<u>RANK</u>	<u>CONTRACTOR</u>	<u>BASE BID</u>	<u>ADDITIVE ALT</u>	<u>TOTAL</u>
1	Steppers Construction, Inc.	\$ 767,333.00	\$ 59,600.00	\$ 826,933.00
2	Wolverine Supply, Inc.	\$ 944,750.00	\$ 53,400.00	\$ 998,150.00
	Engineer's Estimate	\$1,033,850.00	\$ 40,000.00	\$1,078,100.00
3	Corvus Contractors, LLC	\$1,142,420.00	\$ 52,800.00	\$1,195,220.00
4	CYS Management Services, Inc.	\$1,508,149.50	\$ 56,320.00	\$1,564,469.50

Based on the above summary, we recommend award of the contract to Steppers Construction Inc. of Wasilla, Alaska. Based on the estimated grant funding available from the FAA, we recommend award of the base bid and the alternate.

Scott Hattenburg, PE

Please call if you need anything further.

Lorie Dilley, PE/CPG

Dennis Linnell, PE

David Lundin, PE

RE: Recommendation of Award, Expand Snow Removal Equipment Building  
May 22, 2008  
Page 2 of 2

Sincerely,

HATTENBURG DILLEY & LINNELL



David Lundin, P.E.  
Project Manager

attach: Bid Tabulation (1 ea 11"x17" sheet)

cc: Brad Garland, FAA (by e-mail)  
Scott Hattenburg, HDL (by e-mail)



WASILLA MUNICIPAL AIRPORT  
EXPAND SNOW REMOVAL EQUIPMENT BUILDING  
BID TABULATION

Base Bid - Expand Snow Removal Equipment Building														
Item No.	Spec. No.	Work Description	Est. Qty	Unit	Engineer's Estimate		Convus Contractors, LLC		CVS Management Svcs, Inc.		Steppers Construction, Inc.		Wolverine Supply, Inc.	
					Unit Price	Total Bid Price	Unit Price	Total Bid Price	Unit Price	Total Bid Price	Unit Price	Total Bid Price	Unit Price	Total Bid Price
A-1	01400	Contractor Quality Control Program	1 Job	Lump Sum	\$5,000.00	\$5,000.00	9,100.00	\$9,100.00	5,000.00	\$5,000.00	3,383.00	\$3,383.00	20,000.00	\$20,000.00
A-2	01600	Airport Safety Requirements	1 Job	Lump Sum	\$1,000.00	\$1,000.00	8,320.00	\$8,320.00	3,300.00	\$3,300.00	1,128.00	\$1,128.00	6,000.00	\$6,000.00
A-3	02100	Mobilization and Demobilization	1 Job	Lump Sum	\$20,000.00	\$20,000.00	6,500.00	\$6,500.00	3,520.00	\$3,520.00	5,639.00	\$5,639.00	40,000.00	\$40,000.00
A-4	02135a	Construction Surveying	1 Job	Lump Sum	\$6,000.00	\$6,000.00	11,700.00	\$11,700.00	7,678.00	\$7,678.00	5,084.00	\$5,084.00	6,500.00	\$6,500.00
A-5	02151a	Clearing and Grubbing	1 Job	Lump Sum	\$5,000.00	\$5,000.00	1,300.00	\$1,300.00	3,850.00	\$3,850.00	28,199.00	\$28,199.00	3,300.00	\$3,300.00
A-6	02152a	Unclassified Excavation	3800	Cubic Yard	\$10.00	\$38,000.00	7.80	\$29,640.00	19.80	\$75,240.00	14.00	\$55,200.00	8.00	\$30,400.00
A-7	02154a	Subbase Course	3100	Per Ton	\$15.00	\$46,500.00	19.50	\$60,450.00	26.40	\$81,840.00	20.00	\$62,000.00	15.00	\$46,500.00
A-8	02209b	Base Course	1300	Per Ton	\$25.00	\$32,500.00	22.10	\$28,730.00	41.80	\$54,340.00	22.00	\$28,600.00	18.00	\$23,400.00
A-9	02500a	Oil/Water Separator Drain	1 Job	Lump Sum	\$7,500.00	\$7,500.00	5,200.00	\$5,200.00	10,780.00	\$10,780.00	13,985.00	\$13,985.00	7,500.00	\$7,500.00
A-10	02660a	Water Well System, Complete	1 Job	Lump Sum	\$30,000.00	\$30,000.00	31,278.00	\$31,278.00	10,450.00	\$10,450.00	24,998.00	\$24,998.00	21,000.00	\$21,000.00
A-11	02660b	Well and Casing Additional Depth	50	Per Foot	\$60.00	\$3,000.00	54.60	\$2,730.00	42.90	\$2,574.00	41.00	\$2,451.00	50.00	\$2,500.00
A-12	02660c	Well Screen Additional Length	10	Per Foot	\$35.00	\$350.00	409.50	\$14,332.50	23.65	\$236.50	2,819.00	\$28,190.00	300.00	\$3,000.00
A-13	02660d	Water Service Piping	1 Job	Lump Sum	\$6,000.00	\$6,000.00	3,250.00	\$3,250.00	5,280.00	\$5,280.00	10,528.00	\$10,528.00	3,500.00	\$3,500.00
A-14	02730a	Sanitary Sewer System	1 Job	Lump Sum	\$10,000.00	\$10,000.00	7,150.00	\$7,150.00	8,250.00	\$8,250.00	16,749.00	\$16,749.00	6,250.00	\$6,250.00
A-15	02801a	8-foot Chainlink Fence	1 Job	Lump Sum	\$14,000.00	\$14,000.00	78,000.00	\$78,000.00	22,247.00	\$22,247.00	15,507.00	\$15,507.00	18,500.00	\$18,500.00
A-16	02801b	Remove Existing Fence	1 Job	Lump Sum	\$2,000.00	\$2,000.00	2,400.00	\$2,400.00	6,847.50	\$6,847.50	1,128.00	\$1,128.00	1,000.00	\$1,000.00
A-17	02901a	Seeding	1 Job	Lump Sum	\$2,500.00	\$2,500.00	4,056.00	\$4,056.00	4,284.50	\$4,284.50	8,233.00	\$8,233.00	2,900.00	\$2,900.00
A-18	02905a	Topsoil	1 Job	Lump Sum	\$4,500.00	\$4,500.00	26,364.00	\$26,364.00	7,711.00	\$7,711.00	5,921.00	\$5,921.00	7,500.00	\$7,500.00
A-19	13000a	Equipment Storage Building	1 Job	Lump Sum	\$800,000.00	\$800,000.00	822,157.00	\$822,157.00	1,195,150.00	\$1,195,150.00	452,811.00	\$452,811.00	695,000.00	\$695,000.00
Total Schedule A					\$1,033,850.00	\$1,142,420.00	\$1,142,420.00	\$1,508,749.50	\$1,508,749.50	\$767,833.00	\$944,750.00			
<b>Additive Alternates - Site Paving</b>														
B-2	02401a	HMA Pavement	400	Per Ton	\$100.00	\$40,000.00	132.00	\$52,800.00	140.80	\$56,320.00	149.00	\$59,600.00	133.50	\$53,400.00
Total Schedule B					\$40,000.00	\$52,800.00	\$52,800.00	\$56,320.00	\$56,320.00	\$59,600.00	\$53,400.00			
Total Schedule A					\$0.00	\$1,033,850.00	\$1,142,420.00	\$1,508,749.50	\$1,508,749.50	\$767,833.00	\$944,750.00			
Total Schedule B					\$0.00	\$40,000.00	\$52,800.00	\$56,320.00	\$56,320.00	\$59,600.00	\$53,400.00			
Calculated Total Bid					\$1,073,850.00	\$1,195,220.00	\$1,195,220.00	\$1,564,469.50	\$1,564,469.50	\$826,933.00	\$998,150.00			
Total Bid as submitted					\$0.00	\$1,073,850.00	\$1,195,220.00	\$1,564,470.00	\$1,564,470.00	\$826,933.00	\$998,150.00			
Difference					\$0.00	\$0.00	\$0.00	-\$0.50	-\$0.50	\$0.00	\$0.00			
Acknowledge Addendums #1 and #2 Signed Proposal 10% Bid Guaranty Non-collusion Affidavit Contractor's Questionnaire & Experience List of Contractors and Suppliers Copy of General Contractor's license Copy of Alaska Business License Comments														

City Of Wasilla  
 Capital Improvement Project Detail  
 Fiscal Year 2007  
 Through Fiscal Year 2011

Project Title:

Project Number:   
 (Assigned By Finance Department)

Project Description:

Department/Div.:

Ranking:   
 (Assigned By Administration)

**Project Narrative:**

The existing maintenance building is used for Snow Removal Equipment (SRE). The building was designed to be expanded in the future. FAA will fund additional snow removal equipment and building expansion for that equipment in accordance with the Airport Master Plan. Additional snow removal equipment will be needed as additional aprons are constructed.

**Impact on Operating Budget:**

\$2,500 annually for heat and electricity.

**Project Cost Summary**

**Expenditure Category:**

	Prior Budget	Project Expenditures To Date	Project Balance	Additions					Total CIP Cost
				Fiscal YR 2009	Fiscal YR 2010	Fiscal YR 2011	Fiscal YR 2012	Fiscal YR 2013	
Administration/OH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	-	-	-	-	-	-	-	-	-
Design Services	-	-	-	45,000	-	-	-	-	45,000
Engineering	-	-	-	-	-	-	-	-	-
Construction	-	-	-	930,000	-	-	-	-	930,000
Equipment	-	-	-	-	-	-	-	-	-
Other Services	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 975,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 975,000</b>

**Funding Source Summary**

**Funding Sources:**

	Prior Budget	Project Revenue To Date	Project Balance	Additions					Total CIP Funding
				Fiscal YR 2009	Fiscal YR 2010	Fiscal YR 2011	Fiscal YR 2012	Fiscal YR 2013	
Federal:									
FAA Grant	\$ -	\$ -	\$ -	\$ 926,250	\$ -	\$ -	\$ -	\$ -	\$ 926,250
State:									
DOT Match	-	-	-	24,375	-	-	-	-	24,375
Local:									
Operating Transfers									
General Fund	-	-	-	24,375	-	-	-	-	24,375
<b>Totals</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 975,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 975,000</b>

**Cost Beyond 5-Year**

Program: