

City Council

Agenda Item

Subject: Approval of Bid Award for the Asbestos Abatement for the Wells Fargo Remodel for the New City Hall, Project No. 2035 to Prairie Environmental Consulting, Inc. in the amount of \$31,850.00.

Meeting: City Council - Apr 01 2024

From: Amanda Mack, City Manager

BACKGROUND INFORMATION:

On March 19, 2024, the City received three (3) bids for the Asbestos Removal for City Hall Renovation and Addition, Project No. 2035, ranging from \$31,850.00 to \$74,351.00. The low bid was received from Prairie Environmental Consulting for \$31,850.00, which was 36% lower than the Architect's estimate of \$50,000.

Previously, the project was bid on July 12, 2022, with one (1) bidder for the asbestos abatement, for \$64,935.00, which is about 200% higher than the current bid.

The proposed renovation of the Wells Fargo building requires coordination between General Contractor and the Asbestos Abatement Contractor to properly remove the asbestos materials within the existing Wells Fargo building in order to commence with the remodel work.

The City will also have Owner-provided FFE, interior signage, IT/AV equipment, and geotechnical testing as part of this project. The total estimate to complete this project is \$5,369,682.00.

FINANCIAL IMPACT:

There is \$10,241,463.46 remaining in the Capital Improvement Fund, Account 505-45603-43202, to be used for this project.

SUGGESTED MOTION:

Staff recommends approval of this Bid Award through the following motion:

I move to approve the Bid Award for the Asbestos Abatement for the Wells Fargo Remodel for the New City Hall, Project No. 2035, to Prairie Environmental Consulting, Inc. in the amount of \$31,850.00.

STAFF REFERENCE(S):

Heath VonEye, Justin Petersen

ATTACHMENT(S):

[City Hall Bid Tab-Final](#)

[City Hall Budget Summary-Cost to Finish](#)



Project: Watertown City Hall Renovation, City of Watertown
Project Location: Watertown, South Dakota
TSP Project No.: 09201051
Bid Date/Time: Tuesday, March 19, 2024 at 3pm local time

	CONTRACTOR NAME											
	CITY HALL REMODEL AND ADDITION								ASBESTOS ABATEMENT			
	Huff Construction	Gray Construction	Hegg Construction	Sunkota Construction	Lloyd Companies	Sentry	Peska Construction		Prairie Enviromental Consulting	Horsley Specialties Inc.	Mavo Systems	
Bid Security												
Check												
Bond	Y	Y	Y	Y	Y	Y	Y					
Prebid Meeting												
Addenda												
1	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	
2	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	
3	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	
4	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	
Base Bid GC1	\$3,944,370.00	\$3,899,000.00	\$4,000,000.00	\$4,143,700.00	\$4,198,000.00	\$4,780,000.00	\$4,867,000.00					
Base Bid AA1									\$31,850.00	\$68,400.00	\$74,351.00	
Alternates												
Alternate No. GC1-1	\$266,600.00	\$340,000.00	\$297,432.53	\$214,864.00	\$230,000.00	\$193,000.00	\$437,000.00					
Alternate No. GC1-2:	\$3,500.00	\$7,000.00	\$6,541.00	\$4,500.00	\$13,500.00	\$10,000.00	\$30,000.00					
Special Forms												
Abatement Schedule												
Remarks												
Total Base Bid	\$3,944,370.00	\$3,899,000.00	\$4,000,000.00	\$4,143,700.00	\$4,198,000.00	\$4,780,000.00	\$4,867,000.00		\$31,850.00	\$68,400.00	\$74,351.00	
Total Base Bid + Alternate No. GC1-1	\$4,210,970.00	\$4,239,000.00	\$4,297,432.53	\$4,358,564.00	\$4,428,000.00	\$4,973,000.00	\$5,304,000.00					
Total Base Bid + Alternate No. GC1-2	\$3,947,870.00	\$3,906,000.00	\$4,006,541.00	\$4,148,200.00	\$4,211,500.00	\$4,790,000.00	\$4,897,000.00					
Total Base Bid + Alternate No. GC1-1 + Alternate No. GC1-2	\$4,214,470.00	\$4,246,000.00	\$4,303,973.53	\$4,363,064.00	\$4,441,500.00	\$4,983,000.00	\$5,334,000.00					

Project Budget-Cost to Finish

Date: March 22, 2024

Project Name: Renovation and Addition for New City Hall
Project Address: Watertown, SD
Project Budget: Post Bid Estimate

DESCRIPTION	LEFT TO COMPLETE WF RENOVATION FOR NEW CITY HALL	REMARKS
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CONSTRUCTION

Base Bid (site work, renovation & addition)	\$ 3,944,370	Huff Construction
Alternate 1 - Enclose drive through structure	\$ 266,600	Huff Construction
Alternate 2 - Remove existing vault door	\$ 3,500	Huff Construction
Asbestos Abatement	\$ 31,850	Prairie Environmental
Owner Construction Contingency (2.5%)	\$ 55,361.75	Plus \$50,000 Allowance in Bid

Total Proposed Construction Budget	\$ 4,301,682
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REMAINING COSTS BY CITY (ESTIMATED)

A/V and Technology	\$ 400,000	Networking (cable, conduit, network racks, fiber, battery back-ups), Security/Door access, AV for Council and Basement Conference room, TVs/Digital Signage for conference rooms/offices
Furniture/Furnishings/Equipment	\$ 640,000	30 FTE, 3 meeting rooms, training room, council chambers: desks, chairs, tables, printers, file cabinets, cubicle walls, high density storage, safe
Interior Signage	\$ 20,000	Estimated
Construction Testing and Inspection	\$ 8,000	Budget-Geotek
	\$ -	

Subtotal:	\$ 1,068,000
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Totals	\$ 5,369,682
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