

Date: March 28, 2019

To: Waite Park City Council

RE: Waite Park Amphitheater, Phase 2: Bid results and contractor selection

---

As you know, bids were received on February 28 for the second phase of the amphitheater project. The following is a brief summary of the bidding and some post-bid items.

1. A total of 7 bids were received. One of the 8 pre-registered contractors chose not to bid. All of those attending the bid opening, and submitting bids, did so on time. There were no irregularities, all bidders submitted the forms required and all bidders also included their bid bonds.
2. In general, there was a somewhat tight range of bids given the complexity of the project. From low to high, the spread was a little under 10% of the total construction cost. The lowest apparent bidder is Alliance Building Corporation, out of the St. Cloud area. The base bid was \$7,009,000.00. When any combination of base bid and alternates are considered, Alliance is the low bidder under any scenario.
3. Although my firm has not worked with Alliance in the past, Jeff Reiter knows them fairly well and has indicated that they are a good company with a good baseline of projects and that Alliance specializes in wood frame construction, similar to the concession/restroom buildings.
4. I spoke with the project manager / lead bidder for Alliance several times after the bids were received. He indicated that he felt covered with their bid and, to date, is not aware of any issues. I had indicated that the city needs to determine which alternates to include in the base bid, if any, and to determine the total contract amount and scope. I also noted that the city may wish to add alternates at a later date, as is possible.
5. The base bid and alternates were within a fraction of our overall estimate but the base bid alone was higher than our estimate.
6. I am of the understanding that the most likely contract, at this point, would include the base bid along with the alternate for siding at the stage area. The contract would then amount to \$7,009,000.00 for the base bid and \$20,000.00 for the metal panel alternate, for a contract amount of \$7,029,000.00.
7. If the base bid is selected without any of the larger alternates, it means that there would be no actual buildings which include restrooms and concessions in the contract. The box office, stage, bowl area, actual amphitheater and performers area, along with the phase 2 site improvements would be under contract. Any future changes in adding alternates would need to be done so via change order.

JLO

---