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Memorandum

Date: 2/19/2020
To: Lance Meyer, PE
Copy to: File
From: Cassie McNames, PE
RE: City Hall Retaining Walls 1 and 2 – Bid Opening Results

Design Summary

Since April 2019, KLJ has been working on the design of alternatives to replace the failing grouted rock slopes at city hall. Alternates included replacement in kind, facing them with geocells, grass slopes, and multiple retaining wall options. After much deliberation, the city elected to move forward with the design of a large block retaining wall and soldier pile retaining wall for walls 1 and 2 respectively.

KLJ consulted multiple suppliers and contractors, including but not limited to Wells Concrete, Industrial Builders, Atlas Foundation, Veit & Company, Swingen Construction, Mid-America Steel, Hammer & Steel, throughout the design to address cost saving options and constructability issues. As a result of these discussions, KLJ was able to incorporate the following items between the preliminary design and final design phase for a net cost savings of approximately \$400,000:

1. Terminate top of pile at grade at top of wall.
2. Reduced the number of anchors by installing larger piles, some with tighter spacing.
3. Made the wall cap integral with the wall.

Additional items were discussed but not moved forward into the final design due to minimal cost savings or constructability concerns. Pricing information received from these entities were integrated into our final opinion of cost.

KLJ paid close attention to the bidding environment prior to issuing the final plans for bidding. Care was taken to ensure the project was not bid at the same time as large NDDOT projects. The NDDOT projects were bid on February 7th and did not include projects with competing interests such as large bridge projects.

Bidding Summary

In addition to advertising the project in the Minot Daily News and QuestCDN, KLJ also posted the plans to the following plan rooms across the upper Midwest to promote bidder and supplier interest in the project:



- Minnesota Builders Exchange
- Bismarck-Mandan Builders Exchange
- Dickinson Builders Exchange
- Fargo Moorhead Builders Exchange
- Grand Forks Builders & Traders Exchange
- Minot Builders Exchange
- Williston Builders Exchange
- Aberdeen Builders Exchange
- Construction Industry Center (Rapid City)
- Plains Builder Exchange (Sioux Falls)
- Sioux Falls Builder Exchange
- Billings Builder Exchange

Furthermore, KLJ sent the following contractors and suppliers the advertisement for bid when the project was advertised to gain interest in the project:

- Veit & Company
- Industrial Builders
- Atlas Foundation
- Swingen Construction
- Wells Concrete
- Taracon Precast
- Gage Brothers
- Missoula Concrete
- Molin Concrete Products
- Collins Precast

The final plan holder list included 12 prime bidders who'd pulled plans from QuestCDN, and 3 of these plan holders submitted bids for the project: Strata Corporation, Veit & Company, and Wagner Construction. Excluding an error in the bid received from Veit & Company, the other two bids were within \$42,000 or 1% of each other. It is our professional opinion, the bids received are reasonable and we do not believe additional cost savings would be achieved by rebidding the project or shelving it for construction next year, as construction costs typically increase over time rather than decrease.