



	Approved	Denied
Date Action Taken:	1/22/07	
Other:		
Verified by:	W.M.K.	

WASILLA CITY COUNCIL ACTION MEMORANDUM

AM No. 07-05

TITLE: AWARD OF CONTRACT TO YUKON CONSTRUCTION, INC., IN THE AMOUNT OF \$86,499 FOR A PREFABRICATED METAL BUILDING KIT.

Agenda of: January 22, 2007

Date: January 9, 2007

Originator: William A. Miller, Purchasing Officer

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> 1/10/07
X	Finance, Risk Management & MIS Director Purchasing	<i>[Signature]</i> 1/10/07
X	Deputy Administrator Planning, Economic Development, Human Resources	<i>S. Hardy</i> 1-10-07
X	City Clerk	<i>W.M.K.</i>

REVIEWED BY MAYOR DIANNE M. KELLER: *Sandra Hardy*

FISCAL IMPACT: yes \$86,499 or no Funds Available yes no
 Account name/number: 110-4330-433.45-04 Const Svc – New Maintenance Shop
 Attachments: ITB 0640-0-2007/WM Score Sheet

SUMMARY STATEMENT: In accordance with WMC 5.08.120, on October 30, 2006, the City of Wasilla issued Invitation to Bid 0640-0-2007/WM for a prefabricated metal building kit for the new Department of Public Works maintenance shop. The objective is to provide a 75' x 100' building that can be expanded in the future to 150' x 100'. This shop will be used to supplement the current maintenance shop located at 835 Blind Nick.

Bids were received from seven firms: Arctic Fox Steel Buildings, Arctic Structures, F-E Contracting, Richard Stanton Construction, Ron's General Construction, Steppers Construction and Yukon Construction. Following a thorough review of the bids, it was determined the specified 22 gauge walls and roofing would exceed the budgeted amount for the building. Per WMC 5.08.110.F., requests for additional information were sent to all of the responding vendors for 24 and 26 gauge pricing to ensure the City stayed within it's budget. All seven firms submitted bids for 26 and 24 gauge buildings

and all seven were deemed to be responsive and responsible. After careful review of the bids, Yukon Construction, Inc., was the lowest responsive and responsible bidder. This bid is for the building only and future invitations to bid may be utilized for the foundation and erection services.

BUILDING SPECIFICATIONS: The City of Wasilla is requesting bids for a prefabricated metal building kit. The kit shall consist of all materials to build an expandable 75' x 100' enclosed metal building. The kit will not include engineering or material for slab or foundation, earthwork, electrical, mechanical, plumbing, windows, doors or insulation. The building will have three openings that will accommodate 14' high x 18' automatic roll up doors and two openings that will accommodate three (3) 3' x 7' high personnel doors per Attachment A-1 and A-2. The kit must be complete including steel columns, steel rafters, steel purlings, steel girts, steel frame bracing, and all nuts, bolts, clips, washers and fasteners to attach all membranes. All structural steel shall be primed and painted to prevent rusting. The kit shall also include all flashing and trim including, but not limited to, base and corner flashing, eve, ridge, door trim, all outside corner, gable trim, mastic, clouser strips and fasteners to attach all trim and flashing.

The kit shall be designed in a manner that will allow for future expansion of the building in Phase 2. The north wall would be removed allowing the city to increase the size of the building to 150' x 100'.

The building manufacturer shall use standards, specifications, recommendations, findings and/ or interpretations of professionally recognized groups such as AISC, AISI, AAMA, AWS, ASTM, MBMA, Federal Specifications, and unpublished research by MBMA as the basis for establishing design, drafting, fabrication, and quality criteria, practices, and tolerances. For convenience, one or more sources may be referenced in a particular portion of these specifications. In all instances, however, the manufacturer's design, drafting, fabrication, and quality criteria, practices and tolerances shall govern, unless specifically countermanded by the contract document.

1. BUILDING DESCRIPTION

- 1.1. Dimensions of the building (75' x 100') are to be to the outside of the concrete slab.
- 1.2. Selected vendor shall provide three (3) sets of stamped drawings by a registered structural engineer. These drawings will show anchor bolt settings, transverse cross-sections, sidewall, endwall, and roof framing, flashing and sheeting, and accessory installation details.
- 1.3. Design analysis shall be on file and furnished by manufacturer upon request.
- 1.4. All structural bolts used in connections shall conform to ASTM A325 for primary framing connections or ASTM A307 for secondary framing connections.

- 1.5. Minimum engineering requirements: Must comply with 2003 IBC Codes for Wasilla Alaska or below which ever is greater.
 - 1.5.1. The building eave walls shall be a minimum height of 20'.
 - 1.5.2. The building eave shall extend two (2) feet past the walls.
 - 1.5.3. Roof collateral load shall be a minimum of 3 pounds.
 - 1.5.4. The State of Alaska has legislated that buildings built in the State must comply with the requirements of the Uniform Building Code. The Uniform Building Code places Anchorage, Wasilla, most of Southeast Alaska, and the Aleutian Chain in the highest seismic risk category (Seismic Zone IV). This building must be designed to meet the current requirements of the Uniform Building Code.
 - 1.5.5. The building shall comply with all 2005 IBC Codes for Alaska.
 - 1.5.6. The building shall be designed to withstand 120 mph v3s wind load.
 - 1.5.7. The building shall be designed to 40 lbs per square foot roof snow load.

3. PRIMARY FRAMING STEEL SPECIFICATIONS

- 3.1. Steel for hot rolled shapes shall conform to the requirements of ASTM Specifications A-36, with minimum yield of 36, 42, or 50 psi.
- 3.2. Steel for built-up sections shall generally conform to the physical requirements of ASTM D529, ASTM 572, or ASTM A36 as applicable, with minimum yield of 42,000, 50,000, or 55,000 psi as indicated by the design requirements.
- 3.3. Steel for endwall "C" sections shall generally conform to the physical requirements of ASTM A607 GR55M or equivalent, and have a minimum yield of 55,000 psi.

4. SECONDARY FRAMING STEEL SPECIFICATIONS

- 4.1. Steel used to form purlins, girts, eave struts and "C" sections shall be Republic Steel P-55 or equivalent, comparable to the requirements of ASTM A607 Grade 55. Minimum yield shall be 55,000 psi.
- 4.2. All trim, flashing and fascia material shall be made of 26 gauge galvanized steel painted to match exterior color of the building (barn red).

5. PAINTING

5.1. Structural Painting

- 5.1.1. All uncoated structural steel shall be cleaned of all foreign matter and loose scale in accordance with SSPC-2 and given a one mil coat of red oxide primer. Primer shall be applied by the use of an airless handgun. Primer generally meets or exceeds the performance requirements of Federal Specifications TT-P-636D.
- 5.1.2. Light gauge steel members shall be shot blasted and pre-coated with one coat of red oxide primer. Some hand sprayed shop touch-up may be employed.
- 5.1.3. Abrasions caused by handling after painting, are to be expected. Primer shall be furnished to touch-up or field painting as specified in the contract documents.

5.2. Painted Steel Panels

- 5.2.1. Base metal shall be 22 gauge, PBR Panels, Galvalumne steel or equivalent.
- 5.2.2. The base metal shall be pre-treated and then primed with an epoxy type primer for superior adhesion and superior resistance to corrosion.
- 5.2.3. Paint color shall be barn red.

6. NOT INCLUDED IN THE BUILDING PRICE

- 6.1. Engineering or material for foundation or slab
- 6.2. Electrical
- 6.3. Mechanical and plumbing
- 6.4. Gutter or downspout material
- 6.5. Windows
- 6.6. Doors
- 6.7. Insulation

7. FREIGHT

- 7.1. Please provide a separate added line item price to add shipping costs from Factory to Wasilla, Alaska 99654.

OPTION #1 - Insulated Panels: Please provide a separate added line item price to add the following insulated panels to the building kit.

1. Walls and roof panels shall be insulated foam core type panels. The foam core shall be rigid urethane with a minimum 95% closed cell structure and shall have the following minimum physical properties.
 - 1.1. Tensile strength 34-42 psi
 - 1.2. Density (in place) 2.3 – 2.6 pcf
 - 1.3. Compression Strength: 26 – 34 psi
 - 1.4. Shear Stress 20 – 25 psi
 - 1.5. Moisture Transmission 2.0 – 3.0 perms/inch
 - 1.6. Wall panels shall be a minimum of 2.5” thick and have a minimum R value of 20. Roof panels shall be a minimum of 4 inches thick and have a minimum R value of 33.

OPTION #2 - Doors: Please provide a separate added line item price to add the following doors to the building kit.

1. Three (3) personnel doors shall meet the following specifications.
 - 1.1. Door must be 1-3/4” thick thermal break construction with normal 1 lb., density per cured rigid polystyrene foam core permanently bonded to panels.
 - 1.2. Door shall be made of 18 gauge steel with door top and bottom channels being made of 16 gauge steel.
 - 1.3. 14 gauge steel reinforcing for lock set, 10 gauge steel reinforcing for hinge mortises, and 12 gauge steel reinforcing for closure shall be provided.
 - 1.4. Door frame shall be 16 gauge steel and have 3 welded in 10 gauge steel reinforcing plates at each hinge.
 - 1.5. Door and frame shall be hot dipped galvanized in accordance with ASTM A-525 and A-526.
 - 1.6. Door shall (at a minimum) be factory primed.
 - 1.7. Ball bearing hinges shall be provided with each door.

- 1.8. All personnel doors shall include a commercial grade cylinder lever lockset (levers both side) that meets ANSI #A156.2, Series 4000, Grade 2 and door closure.
 - 1.9. All doors shall include a commercial grade dead-bolt, keyed same as lever locksets. Provide 8 sets of keys.
 - 1.10. Tamper resistant covers shall be installed over door strike.
 - 1.11. The door threshold shall be aluminum, supplied with flat head fasteners and expansion shields for attachment to masonry floor.
2. The three (3) overhead doors shall meet the following specifications:
- 2.1. Overhead door support framing shall be designed to resist applicable wind loads and shall consist of channel jambs with structural header at the top of the opening.
 - 2.2. Twenty-six gauge, galvanized steel flashing, color coordinated, shall be provided to conceal panel edges around the opening unless otherwise specified.
 - 2.3. Overhead door shall be a roll-up style constructed with galvanized, cold-rolled, commercial steel sheet into completely enclosed sections as provided by Overhead Door Corporation or equal.
 - 2.3.1. Door sections shall be thermally broken and filled with polyurethane insulation.
 - 2.3.2. The doors shall be equipped with electric door operator assemblies, remote control stations, and obstruction detection devices.

ACTION: Council is requested to authorize the award of a contract for a prefabricated metal building kit to Yukon Construction, Inc., in the amount of \$86,499.



CITY OF WASILLA

• Purchasing •
 290 East Herning Avenue • Wasilla • Alaska • 99654-7091
 • Telephone 907-373-9047 • Fax 907-373-9011 •

Abstract of Bids Received
 Bid #ITB-0640-0-2007/WM Title: 75' x 100' Metal Building Kit
 Date: December 26, 2006 Time: 8:30 a.m.
 Location: Wasilla City Hall

Vendor Name	Arctic Fox Steel Buildings	Arctic Structures	F-E Contracting	Richard Stanton Construction	Ron's General Construction	Steppers Construction	Yukon Construction
Date Received	12/22/06 @ 1645	12/22/06 @ 1345	12/22/06 @ 1340	12/22/06 @ 1030	12/18/06 @ 1542	12/22/06 @ 1625	12/22/06 @ 1631
Original Bid Packet Certification Signed	Y	Y	Y	Y	Y	Y	Y
Signed by	Charles Morris	Tom Rickard	Floyd Elmann	Rod Stanton	Rod Norquist	John Eshleman	Marv Brownell
Position	Owner	Project Manager	President	Vice President	President	President	President
Local Vendor*	NO	NO	NO	NO	NO	NO	NO
Brand Name Offered	HCI	Metallic Buildings	American Buildings	American Buildings	Varco Pruden	HCI	Siar
22 gauge panel pricing	-0-	\$86,803	\$88,800	\$119,100	\$91,600	-0-	\$98,546
24 gauge panel pricing	\$82,500	\$85,137	\$76,900	\$104,778	\$87,640	\$82,440	\$75,339
26 gauge panel pricing	\$80,110	\$85,087	\$75,780	\$103,361	\$86,295	\$81,820	\$72,649
Shipping Cost to 99654	\$10,370	\$14,952	\$11,800	\$18,750	\$21,950	\$15,387	\$13,850
Option #1 - Insulated Panels	\$95,928	\$87,400	\$77,000	\$81,600	\$117,850	\$172,268	\$99,850
Option #2 - Doors	\$18,064	\$20,656	\$12,000	\$12,950	\$20,850 (1)	\$19,434	\$19,500
Total FOB Factory 26 gauge & Shipping to 99654	\$90,480	\$100,039	\$87,580	\$122,111	\$108,245	\$97,207	\$86,499
Total Budget Amount for Building				\$88,582.50			X

Award Contract to: * Local Vendor Preference per Wasilla Municipal Code 5.08.190 - The bid or proposal price of a local vendor shall be reduced by two and one-half (2-1/2) percent for the purposes of bid or proposal evaluation only.

(1) FOB Anchorage

Company Name	Company Representative	Title
City of Wasilla	Bill Miller	Purchasing/Contracting Officer
City of Wasilla	Lynn Gronlund	Accounting Clerk
City of Wasilla	Sandy Connelly	Public Works Clerk

The current budget available for FY2007 is \$88,582.50.

All of the bids exceeded the funds certified for the metal building kit procurement, thus the City has decided to reduce the scope of the procurement per WMC 5.08.110.F. The City shall award a contract to Yukon Construction for a 26 gauge metal building kit FOB Wasilla. Insulated panels will not be ordered. Doors will be ordered at a later date under a separate ITB. The total amount of this award for the building FOB Wasilla shall be \$86,499.