

**South Portland City Council
Position Paper of the City Manager**

Subject:

ORDER #141-15/16 – Appropriating \$95,000 from Unassigned Fund Balance and award of Bid #28-16 to Great Falls Construction, of Gorham, ME, for the construction of the South Portland Municipal Facility. Passage requires majority vote.

Position:

This award of bid is brought forward for the construction of the South Portland Municipal Services Facility to be located on City-owned property off Highland Avenue. As is noted in Doug Howard’s memo included in the packet, this is the final and largest phase of construction of the new facility. The design of the facility has been challenging and the budget has been strained. The three bids that came in are very tight in pricing and we believe we have received solid pricing for this phase.

The work includes, but is not limited to:

1. Site improvements including grading, paving, lighting, and plantings.
2. Maintaining existing access to the current transfer and recycling facility.
3. On-site utilities including water, electrical/telecommunications conduits, sanitary sewer, gas.
4. Stormwater collection and treatment infrastructure.
5. A *metal building systems* public services building to provide offices, vehicle maintenance and storage for city fleet of buses, trucks, school buses, and public safety vehicles. The building will include a gantry crane and an automated bus wash bay.
6. A laminated arch salt shed for sand and salt stock storage.
7. Fuel station for fleet fueling.
8. A fabric cold storage structure for equipment storage.
9. Greenhouse for parks and recreation property maintenance.

The bids specifications included 8 items, with Items #2 - #5 as deduction alternates.

1		Public Services Facility, Complete and Operational
2	Alternate No. 1	Deducted – Cost to reduce size of Building 1C
3	Alternate No. 2	Deducted – Cost to reduce size of Salt Shed Building 2
4	Alternate No. 3	Deducted – Cost to delete Cold Storage – Building 3
5	Alternate No. 4	Deducted – Cost to delete Greenhouse – Building 4
6		Trench Cut Ledge – 250 cubic yards

7		Open Ledge Cut – 250 cubic yards
8		Over excavation for unsuitable soils and refill with structural fill – 1,500 cubic yards

In order to be considered a potential bidder, each general contractor completed a pre-qualification process. The following four firms were pre-qualified:

Langford & Lowe General Contractors
 Ledgewood Construction
 Great Falls Construction
 Landry/French Construction Company

A mandatory pre-bid meeting was held on March 30, 2016 and the bids were opened on April 15, 2016 with three of the four firms submitting bids (Landry/French Construction Company did not submit a bid).

The bids ranged in price from \$11,625,750 to \$11,883,101 for Items #1, #6, #7, and #8. City staff and SMRT Architects and Engineering staff reviewed each bid and are recommending the award be made to Great Falls Construction. Its bid was the lowest and meets specifications. Its bid was also the lowest even if any and/or all the bid alternates were taken into consideration.

The anticipated start date is late May with a 14-month construction performance period.

As you can see there is very little deviation between the three bidders. The difference between the lowest bid and the highest bid was 257K on an 11.6 million dollar project. This shows the bid specs were tight and we feel the bid specifications were detailed enough that left little uncertainty for the bidders. However, I do strongly agree with the engineers and architects on the concern that we are going into an 11.6 million dollar project with only 1.4% contingency (\$167,000), when in the construction world the standard is 5%. They feel that the greenhouse can be deferred, but I am of the opinion the greenhouse operation within our community is very beneficial and saves significant dollars on an annual basis by allowing staff to grow our own flowers for the numerous citywide flower beds. This is not the case in many communities and we annually receive multiple accolades from residents/visitors on how beautiful our flower beds are during the summer months. I am asking the City Council to fund the \$95,000 needed for the greenhouse out of unassigned fund balance in order to make the project whole and done right, right from the beginning. Staff is willing to move forward with the small contingency percentage, but I want to make the Council aware of the small amount of contingency this project is carrying for unknown issues that may arise during the construction phase.

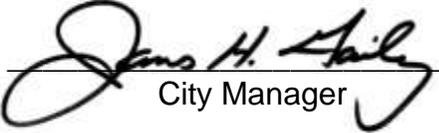
Municipal Services Facility Account	\$11,530,750	407965-658900
Unassigned Fund Balance (greenhouse)	<u>\$95,000</u>	14500088-900001
Total	\$11,625,750	

I have attached a detailed memorandum from Doug Howard on this item.

Doug, along with Brad Weeks, Greg LHeureux, and Owens McCullough from Sebago Technics will be at Monday's meeting to answer any questions.

Requested Action:

Council passage of ORDER #141-15/16.


City Manager



Doug Howard
Director of Public Works
Phone: 207-767-7635
Fax: 207-767-7636

To: James H. Gailey, City Manager
From: Doug Howard, Director of Public Works
Date: April 27, 2016
Subject: Award of Bid for the Municipal Services Facility, Phase II

November 5, 2013 the residents of South Portland approved a referendum to build a new Municipal Services Facility. City staff, Sebago Technics, and SMRT have worked diligently to develop plans and specifications to build the project on time and within the budget. This is a challenging task with a project of this size. The team has done a good job during the design in anticipating unknown and unpredicted issues that could arise during construction. As such, a minimum contingency is built into the budget for this final phase of the project to address most of the unknown or unpredicted issues that could arise and still maintain a balanced budget. Additionally, we have worked diligently to reduce the cost of the project to bring it within the original budget. Several steps taken in this regard should be noted:

1. The building's exterior was originally anticipated to be masonry block but early cost estimates identified potential cost overrun problems so the building was redesigned as a pre-engineered metal building.
2. The site was reduced in size and as we noted with the approval of Phase 1A contract, the winter scheduling of earthwork allowed that work to be done at a substantial savings.
3. We have worked with the Architect and Engineering firms to reduce their budgets to the extent manageable.
4. We have reduced the size of the mezzanine.

With Phase 1 complete (Transfer Station) and Phase 1A (Site Preparation) to be completed next month, we are pleased to bring forth the final phase to award the bid for the new Municipal Services Facility.

Scope:

Overall, the City of South Portland has undertaken a three (3) phase planning and construction approach for the new Municipal Services Facility on City owned property located at 929 Highland Avenue. The project site has historically served as the City's transfer station, inert fill site and closed municipal landfills.

The City completed the first phase of the project in January of 2016 which allowed for relocation of the transfer station to a new site on the property. With the transfer station completed, the City prepared bidding documents and thru a competitive bidding process awarded a second phase (Phase 1A) to Eastern Excavation for general site excavation and pad preparation of the new buildings. Phase 1A will be complete by May 15, 2016.

The final phase of the project (Phase 2) will include the new public services facility serving the public works, transportation, and parks departments. The facility will include:

1. Site improvements including grading, paving, lighting, and plantings.
2. Maintaining existing access to the transfer and recycling facility.
3. On-site utilities including water, electrical/telecommunications conduits, sanitary sewer, gas.
4. Stormwater collection and treatment infrastructure.
5. A metal public services building to provide offices, vehicle maintenance and storage for city fleet of buses, trucks, and public safety vehicles. The building will include a gantry crane and an automated bus wash bay.
6. A laminated arch salt shed for sand and salt stock storage.
7. Fuel station for fleet fueling.
8. A fabric cold storage structure for equipment storage.
9. Greenhouse for parks and recreation property maintenance.
10. City snow dump

Bid and Prequalification:

Given the size and complexity of this project, it was important for the City to undertake a competitive process that also insured the City would receive bids from only qualified bidders capable of delivering a quality construction project. To accomplish this objective, the City solicited prequalification information from parties interested in bidding as general construction contractors for the proposed South Portland Municipal Services Facility, Phase II. This process was completed in January of 2016. The City received six (6) qualification packets from general contractors. Upon review of the qualification packets, four (4) local general contractors were pre-qualified and selected to submit price proposals as follows:

1. Great Falls Construction, 20 Mechanic Street, Gorham, ME
2. Ledgewood Construction, 27 Main Street, South Portland, ME
3. Landry/French Construction Company, 160 Pleasant Hill Road, Scarborough, ME (withdrew during bidding)
4. Langford & Lowe General Contractors, 248 Warren Avenue, Portland, ME

One general contractor had to pull out of the bidding process due to a number projects awarded to them prior to our bid opening. The three remaining competitive bids were received with Great Falls Construction being the low bidder. Upon review of the bid, city staff, Sebago Technics and SMRT recommends award to Great Falls Construction in the amount of \$11,625,750.00. This amount reflects the base lump sum bid of \$11,535,000 along with the bid items of Trench Cut Ledge \$18,500, Open Cut Ledge \$24,250, and Over Excavation \$48,000 for a Total Bid of \$11,625,750.00. Great Falls Construction is a local company located in Gorham, Maine and is currently the contractor for the Westbrook Public Services Facility. Upon City of South Portland Council approval, a Notice of Award will be issued to start the preparation of the contract with Great Falls Construction.

The project will begin in late May, 2016 with a 14 month construction performance period. The facility will be operational by August, 2017.

Funding:

The lowest responsive bidder is Great Falls Construction out of Gorham Maine with a bid of \$11,625,750. Staff is recommending funding the entire project with not accepting any deducts as outlined in the four Alternates. As noted above, the project has currently a minimal contingency remaining. In discussions with SMRT and Sebago Technics, they feel that the proposed contingency is slightly inadequate to fund the entire project. We believe that funding the entire project is prudent, however at this time funding the greenhouse would be the one item we might consider deferring to maintain a slightly larger contingency balance. Industry standards recommend a 5% (approximately \$581,000) contingency. Currently if we fund the greenhouse, this budget has a 0.60% (approximately \$72,000) contingency. As we discussed, you have agreed to ask the council to consider funding the greenhouse out of the General Fund unassigned fund balance. With the cost of the Green House funded by the General Fund, the revised contingency would be 1.4% (approximately \$167,000).

Municipal Services Facility Account	\$11,530,750	407965-658900
Fund Balance (to fund Green House)	<u>\$95,000</u>	14500088-900001
Total	\$11,625,750	

APPENDIX A



April 18, 2016
Job No.: 14128

Mr. Doug Howard
Director of Public Works
City of South Portland
42 O'Neil Street, PO Box 9422
South Portland, ME 04106

Re: Bid Results, Public Services Facility Phase II
Dear Doug:

SMRT has reviewed the three bids received for the construction of the new Public Services Facility. As you know, bids were received from three of the four pre-qualified bidders:

- Langford & Lowe General Contractors
- Ledgewood Construction
- Great Falls Construction

All three bids forms are complete and include bid bonds. We recommend the city's legal counsel review the bid forms and bid bonds for any irregularities. Only one of the bidders (Great Falls) provided a notarized statement attesting to the status of the Corporate officer executing the document, which may or may not have been a requirement. Great Falls submitted the lowest bid for the complete facility. The variation in the alternate pricing from the other bidders is not enough to offset the difference between the primary bid numbers. No matter which alternates are selected, Great Falls' bid will remain the lowest. I have attached a tabulation of the bid results.

SMRT recommends that provided no irregularities are identified during review by legal counsel, that the City proceed with giving notice-to-proceed and concluding a contract with Great Falls on schedule.

Sincerely,
SMRT Architects and Engineers

A handwritten signature in black ink, appearing to read "Peter C. Anderson", with a horizontal line extending to the right.

Peter C. Anderson, AIA
Project Architect

144 Fore Street
Portland, ME 04101
P 207.772.3846 f 207.772.1070 email: info@smrtinc.com

Attach: South Portland Bid Tabulation 4/15/16

APPENDIX B



April 27, 2016
10223

Mr. Doug Howard, Director of Public Services
City of South Portland
21 Nelson Street
South Portland, Maine 04106

Phase II – Award Recommendation for the South Portland Municipal Services Facility

Dear Doug,

The City of South Portland recently received competitive price proposals for Phase II of the Municipal Services Facility to be located off Highland Avenue. This is the culmination of a three phase project that began in the fall of 2015 and is the largest and most substantive phase.

Phase II of the project will include:

1. Site improvements and associated utilities for the new buildings.
2. A new public services building to provide offices, vehicle maintenance and storage for city fleet of buses, trucks, school buses, and public safety vehicles. The building will include a gantry crane and an automated bus wash bay.
3. A laminated arch sand and salt storage building.
4. Fuel station for fleet fueling.
5. A fabric cold storage structure for equipment storage.
6. Greenhouse for parks and recreation property maintenance.

Given the size and complexity of this project, a General Contractor (GC) pre-qualification process was undertaken in the fall of 2015 into the early winter of 2016. The pre-qualification process allowed the City to identify qualified GC's with the experience and performance record to complete a project of this size. Six (6) pre-qualification packages were received from GC's. Upon review of the submittals, four (4) GC's were pre-qualified and selected to submit price proposals as follows:

1. Great Falls Construction, 20 Mechanic Street, Gorham, ME
2. Ledgewood Construction, 27 Main Street, South Portland, ME
3. Landry/French Construction Company, 160 Pleasant Hill Road, Scarborough, ME
(withdrew during bidding)
4. Langford & Lowe General Contractors, 248 Warren Avenue, Portland, ME

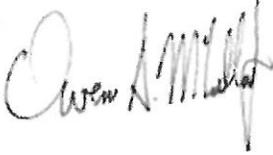
A comprehensive Design-Bid-Build package was prepared and distributed to each of the pre-qualified GC's. Three price competitive bids were received from the pre-qualified GC's that included a fixed bid amount for construction of the complete project. The three bids were all deemed to be responsive meeting the requirements of the bidding documents with Great Falls Construction being the low bidder.

Upon review of the bids, Sebago Technics, Inc. recommends award of the contract to Great Falls Construction in the amount of \$11,625,750.00. This amount includes the full building program with allowances for ledge removal and removal of unsuitable materials that maybe encountered during construction. We believe the pre-qualification and bidding process was appropriate for the project and has resulted in a contractor selection that provides the City of South Portland with a qualified GC and competitive bid to construct the project.

We look forward to assisting the City of South Portland with Phase II construction of this important project. If you have any questions or we can be of additional assistance, please contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Owens A. McCullough, P.E.; LEED A.P.
Vice President of Engineering and Project Development

OAM:oam



APPENDIX C

BID TABULATION

	Langford & Lowe	Ledgewood	Great Falls
Facility Complete and Operational	\$ 11,662,412.00	\$ 11,803,601.00	\$ 11,535,000.00
Trench Cut Ledge	\$ 21,250.00	\$ 21,250.00	\$ 18,500.00
Open Cut Ledge	\$ 16,250.00	\$ 16,250.00	\$ 24,250.00
Over excavation	\$ 42,000.00	\$ 42,000.00	\$ 48,000.00
Total	\$ 11,741,912.00	\$ 11,883,101.00	\$ 11,625,750.00

	Landry French	Langford & Lowe	Ledgewood	Great Falls
Addenda Acknowledged		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Facility Complete & Operational	\$ -	\$ 11,662,412.00	\$ 11,803,601.00	\$ 11,535,000.00
Alternate 1 - (Vehicular Storage)				
Deduct	\$ -	\$ (213,588.00)	\$ (294,850.00)	\$ (172,000.00)
Alternate 2 - (Salt Shed)				
Deduct	\$ -	\$ (50,547.00)	\$ (70,641.00)	\$ (46,000.00)
Alternate 3 - (Cold Storage)				
Deduct	\$ -	\$ (191,848.00)	\$ (206,205.00)	\$ (171,000.00)
Alternate 4 - (Greenhouse)				
Deduct	\$ -	\$ (109,557.00)	\$ (69,666.00)	\$ (95,000.00)
Total Alternates	\$ -	\$ (565,540.00)	\$ (641,362.00)	\$ (484,000.00)
Total Facility less Alternates	\$ -	\$ 11,096,872.00	\$ 11,162,239.00	\$ 11,051,000.00
Unit Cost -(Trench Cut Ledge)				
\$/ 250 CY	\$ -	\$ 85.00	\$ 85.00	\$ 74.00
Unit Cost - (Open Cut Ledge)				
\$/ 250 CY	\$ -	\$ 65.00	\$ 65.00	\$ 97.00
Unit Cost -(Overexcavation)				
\$/ 1500 CY	\$ -	\$ 28.00	\$ 28.00	\$ 32.00
Proposal Signed & Attested		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bid Bond Form Completed		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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SECTION 000310

BID FORM

South Portland Municipal Services Center - Phase II
Public Services Facility

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ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

PROJECT IDENTIFICATION: South Portland Municipal Services Center – Phase II
Public Services Facility
Bid 28-16

THIS BID IS SUBMITTED TO: City of South Portland
25 Cottage Road
South Portland, Maine 04106

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
<u>1</u>	<u>March 24, 2016</u>
<u>2</u>	<u>March 25, 2016</u>
<u>3</u>	<u>April 01, 2016</u>
<u>4</u>	<u>April 07, 2016</u>
<u>5</u>	<u>April 12, 2016</u>

B. Bidder acknowledges that his Bid will be rejected unless the Issuing Office has a record that the Bidder has purchased as least one sect of paper Bidding Documents from the Issuing Office

- C. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- D. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- E. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
 - 1. Bidder has examined loads utilized to design foundation and found them to be adequate to support delegated-design of Metal Building System structure requirements, or has included additional cost in bid amount to anticipate foundations changes that will be required.
 - 2. Bidder has examined loads utilized to design foundation and found them to be adequate to support delegated-design of Fabric Framed Structures requirements, or has included additional cost in bid amount to anticipate foundations changes that will be required.
- F. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- G. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- H. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- I. Bidder has given Architect/Engineer (A/E) written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by A/E is acceptable to Bidder.
- J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- K. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.
- L. Bidder has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.
- M. Bidder understands that the Owner reserves the right to reject any or all bids.

- N. Bidder understands that, if the contract is to be awarded, it will be awarded to the lowest responsive, responsible bidder whose evaluation by Owner indicates to Owner that the award will be in the best interests of the Project.
- O. The bid security attached in the amount of five percent of the Total Bid is to become the property of the Owner in the event the contract and bond are not executed within the time above set forth, as liquidated damages for the delay and additional expense to the Owner caused thereby.

ARTICLE 4 – BIDDER’S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
 - 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

BID SCHEDULE

SOUTH PORTLAND MUNICIPAL SERVICES CENTER – PHASE II PUBLIC SERVICES FACILITY

BID

The project consists of all work described and required within contractor documents for a complete project ready for Owner acceptance.

Notes:

Refer to Division 1 Section "ALTERNATES" for description of alternates.
Provide bid prices in numerals and words.

<p>1. Public Services Facility Complete and Operational VPR</p> <p>@ <u>Eleven Million, Five Hundred Ninety ^{thirty} Five thousand Dollars</u></p> <p><u>(\$11,535,000.00)</u></p> <p>Lump Sum VPR</p>
<p>2. Bid Alternate No. 1 - <u>Deducted</u> Cost to reduce size of Building 1C.</p> <p>@ <u>One hundred seventy-two thousand dollars.</u></p> <p><u>(\$172,000.00)</u></p> <p>Lump Sum</p>
<p>3. Bid Alternate No. 2 - <u>Deducted</u> Cost to reduce size of Salt Shed Building 2.</p> <p>@ <u>Forty-six thousand dollars.</u></p> <p><u>(\$46,000.00)</u></p> <p>Lump Sum</p>
<p>4. Bid Alternate No. 3 - <u>Deducted</u> Cost to delete Cold Storage - Building 3.</p> <p>@ <u>One hundred seventy-one thousand dollars.</u></p> <p><u>(\$171,000.00)</u></p> <p>Lump Sum</p>
<p>5. Bid Alternate No. 4 - <u>Deducted</u> Cost to delete Greenhouse - Building 4.</p> <p>@ <u>Ninety-five thousand dollars.</u></p> <p><u>(\$95,000.00)</u></p> <p>Lump Sum</p>
<p>6. Unit Cost - Trench Cut Ledge*</p> <p>@ <u>Seventy-four dollars.</u></p> <p><u>\$ 74.00 per CY</u></p> <p>250 Cubic Yards</p>

<p>7. Unit Cost - Open Ledge Cut*</p> <p>@ <u>Ninety-seven dollars.</u></p> <p><u>\$97.00 per CY</u></p> <p>Total Sum Based Upon 250 Cubic Yards</p>
<p>8. Unit Cost - Over Excavation for Unsuitable Soils and Refill with Structural Fill*</p> <p>@ <u>Thirty-two dollars.</u></p> <p><u>\$32.00 per CY</u></p> <p>Total Sum Based Upon 1,500 Cubic Yards</p>

* Ledge and Unsuitable will be paid for based upon actual cubic yards encountered. Quantity provided is assumed to establish a unit price and budget.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work on time.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
 - A. This Bid Form in its entirety;
 - B. Required Bid security;
 - C. Required Experience and Qualifications Statement (Section 00405) with supporting data including a letter of bonding capacity;

ARTICLE 8 – DEFINED TERMS

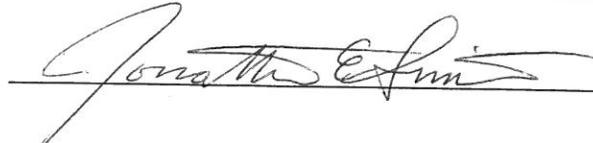
- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Great Falls Construction

By:
[Signature]



[Printed name] Jonathan E. Smith

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature]

Karen A. James

[Printed name]

Karen A James

Title:

Project Manager

Submittal Date:

April 15, 2016

Address for giving notices:

20 Mechanic Street

Gorham ME 04038

Telephone Number:

207-839-2744

Fax Number:

207-839-3737

Contact Name and e-mail address:

Jonathan E. Smith

info@greatfallsinc.com

Bidder's License No.:

N/A

(where applicable)



GREAT FALLS CONSTRUCTION

April 11, 2016

Corporate Acknowledgement and Resolution

State of Maine

County of Cumberland

On this 11th day of April, 2016, before me personally came Jonathan E. Smith, to me known and who, being duly sworn, did depose and say that he resides in Gorham, Maine; that he is the President of the corporation which executed the foregoing instrument, that he is the duly authorized representative of said entity, and that he has the full power and authority to bind said entity to the foregoing instrument.

Project: South Portland Public Works Facility

Karen A. James, Notary Public

My commission expires: July 02, 2020



CITY OF SOUTH PORTLAND

THOMAS E. BLAKE
Mayor

JAMES H. GAILEY
City Manager

EMILY F. CARRINGTON
City Clerk

SALLY J. DAGGETT
Jensen Baird Gardner & Henry

IN CITY COUNCIL

ORDER #141-15/16

District One
CLAUDE V. Z. MORGAN

District Two
PATRICIA A. SMITH

District Three
EBEN C. ROSE

District Four
LINDA C. COHEN

District Five
BRAD FOX

At Large
MAXINE R. BEECHER

At Large
THOMAS E. BLAKE

ORDERED, that the City Council hereby appropriates ninety-five thousand dollars (\$95,000) from Unassigned Fund Balance to the Municipal Facilities Construction Account # 407965-658900; and

BE IT FURTHER ORDERED, that award of Bid #28-16 be and hereby is made to Great Falls Construction, of Gorham, ME, in the amount of eleven million six hundred twenty-five thousand seven hundred fifty dollars (\$11,625,750) for the construction of the South Portland Municipal Facility.

Said amount shall be charged to the Municipal Facilities Construction Account # 407965-658900.

Fiscal Note: \$11,625,750

Dated: May 2, 2016

SECTION 000020

INVITATION TO BID

**City of South Portland, Maine
South Portland Municipal Services Center
Phase II
Public Services Facility
(Bid# 28-16)**

Sealed bids for construction of the South Portland Public Services Facility (Bid# 28-16) will be received from **Pre-qualified General Contractors** by the City of South Portland Purchasing Agent at the South Portland City Hall until **2:00 P.M.**, local time, **April 15, 2016** and then at said office publicly opened and read aloud. Bids submitted after this time will not be accepted. Each bidder must submit a single sealed envelope, the outside of which must be clearly marked "Bid for South Portland Public Services Facility (Bid# 28-16)".

The pre-qualification process for General Contractors is closed. Pre-qualified General Contractors are as follows:

1. Great Falls Construction, 20 Mechanic Street, Gorham, ME
2. Ledgewood Construction, 27 Main Street, South Portland, ME
3. Landry/French Construction Company, 160 Pleasant Hill Road, Scarborough, ME
4. Langford & Lowe General Contractors, 248 Warren Avenue, Portland, ME

The project is located on City property off Highland Avenue adjacent to the current solid waste transfer and recycling facility. The work includes, but is not limited to:

1. Site improvements including grading, paving, lighting, and plantings.
2. Maintaining existing access to the current transfer and recycling facility.
3. On-site utilities including water, electrical/telecommunications conduits, sanitary sewer, gas.
4. Stormwater collection and treatment infrastructure.
5. A *metal building systems* public services building to provide offices, vehicle maintenance and storage for city fleet of buses, trucks, school buses, and public safety vehicles. The building will include a gantry crane and an automated bus wash bay.
6. A laminated arch salt shed for sand and salt stock storage.
7. Fuel station for fleet fueling.
8. A fabric cold storage structure for equipment storage.
9. Greenhouse for parks and recreation property maintenance.

Bidders shall make note of the schedule requirements presented in the contract documents. The anticipated start date is May 3, 2016. Substantial completion shall be no later than 427 calendar days subsequent to Notice to Proceed.

Contract Documents may be examined at the following locations:

1. Construction Summary of Maine, c/o Cross Insurance, 2331 Congress Street, Portland, ME 04101.
2. Associated Contractors of Maine, Inc., Whitten Road, Augusta, ME 04330
3. Dodge McGraw-Hill Construction at www.dodgeplans.construction.com.

The Issuing Office is SMRT, Inc., 144 Fore Street, Portland, ME 04101. Copies of Contract Documents may be obtained for the cost of printing and/or mailing after prospective bidders have registered with the issuing office. Plans and specification will be available electronically on **March 18, 2016 after 3 PM**. Printed sets will be available starting Monday, March 21 by direct purchase. Partial sets will not be distributed.

Contractors may pre-register to receive electronic documents by email request: mstorey@smrtinc.com and panderson@smrtinc.com (send to both). Provide company name, contact person, address, email address, and phone number. Email contact information must be valid and reliable for the distribution of addenda or other instructions to bidder, which bidders will be required to acknowledge within their bid submissions. Instructions for printed sets will be made available only to registered bidders.

A Mandatory Pre-Bid Conference will be held for the Pre-qualified General Contractors at the City of South Portland Community Center Senior Wing conference room (21 Nelson Road, South Portland, Maine 04116) on **Wednesday, March 30, 2016 at 9:00 AM**. Attendance by Subcontractors, while encouraged, is not mandatory.

Within five days after the receipt of bids, the apparent low responsive bidder shall deliver to the Engineer and Owner for review and acceptance the listing of subcontractors, suppliers, or entities for the work listed in Supplementary Conditions SC-7.06.

The successful bidder shall furnish within 10 calendar days after the Notice of Award, the required number of copies of the signed Agreement, 100% Performance Bond, 100% Payment Bond, Insurance Policy. The General Contractor shall be responsible for the full amount of the 100% Performance Bond. Combining subcontractor bonds is not permitted.

Within 10 calendar days after Notice to Proceed, the General Contractor shall begin execution of the Contract.

The Owner reserves the right to reject any or all Bids, to waive any technical or legal deficiencies, and to accept any Bid that it may deem to be in the best interests of the Owner.

By Order of the City Council of South Portland

END OF INVITATION TO BID