



# Dakota County

## Legislation Details (With Text)

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**Enactment date:** 10/4/2022 **Enactment #:** 22-426  
**Title:** Authorization To Award Bid And Execute Contract With Morcon Construction Co., Inc. To Provide General Contractor Services For Burnsville License Center Remodel And Amend 2022 Buildings Capital Improvement Program Adopted Budget  
**Sponsors:** Parks, Facilities, and Fleet Management

### Indexes:

### Code sections:

**Attachments:** 1. Bid Tabulation, 2. Financial Summary

Date	Ver.	Action By	Action	Result
10/4/2022	1	Board of Commissioners	approved	Pass

**DEPARTMENT:** Parks, Facilities, and Fleet Management

**FILE TYPE:** Consent Action

### TITLE

**Authorization To Award Bid And Execute Contract With Morcon Construction Co., Inc. To Provide General Contractor Services For Burnsville License Center Remodel And Amend 2022 Buildings Capital Improvement Program Adopted Budget**

### PURPOSE/ACTION REQUESTED

Authorize award of bid and execution of contract with Morcon Construction Co., Inc. to provide general contractor services for the Burnsville License Center Remodel and amendment of the 2022 Buildings Capital Improvement Program (CIP) Adopted Budget.

### SUMMARY

The City of Burnsville has seen steady growth in population over the last few decades. The Burnsville License Center was added to the Burnhaven Library in 2011 and has since continually experienced long wait times due to its current size. To correct the issue, this project repurposes 500 square feet of interior space from the Burnhaven Library to the Burnsville License Center to expand space for staff and the public's waiting area. This project was originally funded in the 2022 Building CIP for a total budget of \$235,000. As design progressed, the scope included an additional customer service station, increased space to address an expanded waiting area for the public, enhanced ribbon glass, reconfiguration of the original customer service counters, and associated renovation work to the adjacent space in the library. The total project costs are now \$435,000 of which the construction is \$280,000; project contingencies are \$40,000; and remaining soft costs including design, furniture, and modifications to the impacted library book handling system are a total of \$115,000.

Bid documents were prepared by Wold Architects and Engineers. The project was formally advertised, and nine competitive bids were received on September 13, 2022. The following lowest three bids were received:

Bidder:	Amount:
Morcon Construction Co, Inc, Fridley, MN	\$279,950
CM Construction, Burnsville, MN	\$282,380
Parkos Construction, St. Paul, MN	\$302,000

Staff and Wold Architects and Engineers, the project design firm, reviewed the bidder qualifications and found that Morcon Construction Co., Inc. has submitted the lowest responsive and responsible bid. A bid tabulation is attached.

The current bid exceeds the current funds available and execution of a budget amendment in the amount of \$200,000 from the Countywide Public Counter Security project budget will create a new project budget of \$435,000.

### RECOMMENDATION

Staff recommend, after reviewing the qualifications of the low bidder, award to Morcon Construction Co., Inc. as the lowest responsive and responsible bidder in an amount not to exceed \$279,950. Staff also recommends execution of a budget amendment in the amount of \$200,000 from the Countywide Public Counter Security project budget.

### EXPLANATION OF FISCAL/FTE IMPACTS

The 2022 Buildings CIP Adopted Budget provides total funding for the project in the amount of \$235,000 (Attachment: Financial Summary). The budget amendment increases the total project budget to \$435,000.

☐ None      ☐ Current budget      ☐ Other  
☒ Amendment Requested      ☐ New FTE(s) requested

### RESOLUTION

WHEREAS, the Burnsville License Center Remodel project is included in the 2022 Building Capital Improvement Program (CIP) Adopted Budget; and

WHEREAS, the Burnsville License Center was added to the Burnhaven Library in 2011 and has since continually experienced long wait times due to its current size; and

WHEREAS, to correct the issue, this project repurposes 500 square feet of interior space from the Burnhaven Library to the Burnsville License Center to expand space for staff and the public's waiting area; and

WHEREAS, as design progressed, the scope included an additional customer service station, increased space to address an expanded waiting area for the public, enhanced ribbon glass, reconfiguration of the original customer service counters, and associated renovation work to the adjacent space in the library; and

WHEREAS, bid documents and specifications were prepared by Wold Architects & Engineers and advertised on August 19, 2022; and

WHEREAS, nine competitive bids were received on September 13, 2022; and

WHEREAS, Morcon Construction Co., Inc. has submitted a bid of \$279,950; and

WHEREAS, staff and Wold Architects and Engineers reviewed the qualifications of the bidder and recommend award to Morcon Construction Co., Inc. as the lowest responsive and responsible bidder, in an amount not to exceed \$279,950, for the Burnsville License Center Remodel project; and

WHEREAS, the total project costs are now \$435,000.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Parks, Facilities, and Fleet Management Director to execute a contract with Morcon Construction Co., Inc., 5151 Industrial Blvd NE, Fridley, MN 55421 in an amount not to exceed \$297,950 for the Burnsville License Center Remodel, subject to approval by the County Attorney's office as to form; and

BE IT FURTHER RESOLVED, That the Dakota County Board of Commissioners hereby amends the 2022 Building Capital Improvement Program budget as follows:

**Expense**

Countywide Public Counter Security (B70053)	(\$200,000)
Burnsville License Center Counter Renovations (B10076)	<u>\$200,000</u>

<b>Total Expense</b>	<b>\$0</b>
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**Revenue**

Countywide Public Counter Security (B70053)	(\$200,000)
Burnsville License Center Counter Renovations (B10076)	<u>\$200,000</u>

<b>Total Expense</b>	<b>\$0</b>
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**PREVIOUS BOARD ACTION**

22-067; 2/22/22

**ATTACHMENTS**

Attachment: Bid Tabulation

Attachment: Financial Summary

**BOARD GOALS**

☐ A Great Place to Live

☐ A Healthy Environment

☐ A Successful Place for Business and Jobs

☒ Excellence in Public Service

**PUBLIC ENGAGEMENT LEVEL**

☐ Inform and Listen

☐ Discuss

☐ Involve

☒ N/A

**CONTACT**

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