

LEGISLATIVE COUNCIL 2014 RENOVATION PROJECT

PROJECT GOALS

- Remodel existing Senate clerk area into new library space and an office.
- Remodel the existing hallway from the west elevator to the new library space.
- Remodel the existing library into six professional offices.
- Replace the existing stairwell to the third floor (safety issue).

Project would demolish and reconstruct approximately 2,910 square feet in the existing library area, Senate clerk area, the ramp area extending to the west elevator, and the third floor landing. Construction is planned to begin Monday, March 10, 2014, and end around Tuesday, July 1, 2014.

PROJECT MILESTONES

- Legislative Procedure and Arrangements Committee on Wednesday, September 25, 2013, approved the office space renovations. Project funded from available Legislative Council carryover funds.
- J2 Studio Architecture + Design, PC, Bismarck, was hired to develop detailed plans for the area and to arrange for the structural, mechanical, and electrical engineering.
- Additional steel beam structural supports are necessary to handle the weight in the new library area, and the steel stairwell was redesigned to meet safety requirements to include three tiers and a new landing.
- Architect developed plans, advertised for bids, and bids were received on Tuesday, January 21, 2014.
- Architect estimates as compared to the low to high bids for the project:

General contractor - Estimated \$175,000 to \$225,000; three bids--low to high--\$206,304 to \$292,984.
Low bid - Straightway Construction, Inc., Bismarck.

Mechanical contractor - Estimated \$30,000 to \$40,000; three bids--low to high--\$92,900 to \$108,300.
Low bid - Central Mechanical Inc, Mandan.

Electrical contractor - Estimated \$45,000 to \$52,000; five bids--low to high--\$32,450 to \$56,150.
Low bid - Mayer Electric, Minot.

Total of the low bids is \$331,654, approximately \$114 per square foot. Recent projects for interior office remodel have been as high as \$125 per square foot. Unique to this project is the stairwell, steel beams for library, access to the construction area with materials, and the Bismarck construction climate.

Met with architect and engineers and received an explanation of bids that exceeded estimates:

- General construction - Structural steel for the stairwell and library stacks, demolition of stairs and shelving, labor and construction access, walnut doors and trim (to match Capitol), and materials and local labor costs up 10 percent in last six months.
- Mechanical construction - Included automatic temperature control (\$25,000) and high-efficiency heat pumps (same as others in Capitol), testing and balancing, piping, and construction climate in Bismarck.
- Electrical - Acceptable, less than architect's estimate.
- Determined that with the current construction climate, a rebidding would probably not result in lower bids.

Consulted Legislative Procedure and Arrangements Committee Chairman Al Carlson and Legislative Management Chairman Ray Holmberg and determined to proceed with the project based on the lowest bids in each category.

- The project is necessary to make the best use of legislative space, accommodate professional staff office needs, and address stairwell safety needs;
- No opportunity to scale back the project. A delay would probably only result in additional costs as the construction market is unlikely to improve in the foreseeable future; and
- The Legislative Council carryover funds are adequate to fund the project.