

**(ATTACHMENT 1) ACTION ON MONTHLY FACILITIES MATTERS: FMS AWARD OF MATERIAL PURCHASE, PROFESSIONAL SERVICES CONTRACTS, AND CHANGE ORDER RECOMMENDATION**

**AWARD OF CONTRACTS**

The contract award recommendations for the December 2018 Regular Board meeting are listed below for your review. Adequate funding is available in the accounts as noted.

**MATERIAL PURCHASE**

**FALL PROTECTION - ROOF RAILING SYSTEMS**  
Various MPS Sites

Prime Contractor  
Safety Rail Company  
4244 Shoreline Drive  
Spring Park, MN 55384

Low Bidder, Base Bid of..... \$388,551.00

Funds are available for the Fall Protection – Roof Railing Systems project from Environmental Code Compliance from the Capital Funds, account code FAR 00 OSM DW ECNC8 (Project No. 3105, Work Order No. 187028).

**PROFESSIONAL SERVICES CONTRACTS**

The Administration requests that the Board approve the following professional services contract:

- **Contract Labor Contracts**

**RFP #18013 Authorization to Approve Contract Labor Contracts**

In November 2016, the Board authorized the Department of Facilities and Maintenance Services to purchase contract labor services on a pre-approved basis for a variety of skilled trade labor categories. The ability to use a list of pre-approved contractors allows the Department of Facilities and Maintenance Services to provide timely services to schools and departments. These contracted services are necessary to meet the needs and expectations of the schools and are meant to supplement the current staff at Facilities and Maintenance Services. The need for contract labor is somewhat unpredictable and is dependent on the availability of grant funds, discretionary funding at the school and department levels, and on the district initiatives implemented throughout the year.

Contract labor is used for three main categories of work: educational maintenance funded projects initiated by schools; new projects funded by schools, the district or departments; and infrastructure repair and maintenance funded by the DFMS operations budget.

A breakdown of expenditures by trade or technical area for FY18 is as follows:

	FY18
Auto Mechanic	\$234,158
Building Laborer	\$170,581
Carpenter	\$1,109,369
Electrician	\$1,380,553
Glazier	\$204,428
Heat and Frost Insulator	\$39,260
Locksmith	\$81,043
Low Voltage Technician	\$58,595
Mason/Bricklayer	\$76,759
Painter	\$1,536,233
Plasterer	\$78,109
Plumber	\$1,088,043
Refractory Mason	\$22,336
Roofer	\$320,064
Sheet Metal Worker	\$625,785
Steamfitter	\$138,557
	<u>\$7,163,873</u>

Funds to support the contract labor services are budgeted as part of individual projects or are funded by the individual school, department, or program. Services by the various contractors are not used until appropriate funds are identified and encumbered.

A Request for Proposal (RFP) for Contract Labor Services was released in October 2018 and requested services in 20 skilled trade and technical categories. As in previous years, the purpose of the RFP is to “pre-approve” firms that will provide labor on an as-needed basis depending upon the timing and scope of the project. The amount of contract labor services needed will vary from trade to trade and from one fiscal year to another.

Proposals were received for seventeen of the twenty categories requested and were evaluated on the basis of cost, responsiveness to requirements, experience, references, and abilities to meet the needs of MPS.

The list of recommended contractors includes Historically Underutilized Businesses (HUB) contractors. Each contractor that has been recommended below has been reviewed and approved by Contract Compliance Services. Information relative to actual participation by the HUB firms will be included in the annual HUB report to the Board. Eleven of the twenty positions – building construction laborer, carpenter, carpenter asbestos certified, electrician, elevator mechanic, glazier, mason/bricklayer, painter, plumber, refractory mason, and roofer - have HUB firms recommended for participation.

Contract Amount: Contracts will be issued on an as-needed basis in alignment with the pre-approved rate schedule.

Requested Expenditure Authority: Not to exceed \$5,930,000 annually.

Contract Period: January 1, 2019 – December 31, 2021

Budget Code: Various

<u>Recommended Contractor</u>	<u>Trade/Technical Area</u>
Arteaga Construction, Inc.	Automotive Mechanic Building/Construction Laborer Mason/Bricklayer Refractory Mason Sheet Metal Worker
Associated Technical Services	Low Voltage Technician
Bonafide Safe & Lock	Locksmith
Brenner Corporation	Sheet Metal Worker Steamfitter
CButts Electric, Inc.	Electrician
Decibel Associates, LLC	Low Voltage Technician
Doral Corporation	Machinery Maintenance Mechanic
Fire Brick Engineers	Refractory Mason
F.J.A. Christiansen Roofing Co., Inc.	Roofer Sheet Metal Worker
Gordon Solutions, LLC	Asbestos Carpenter Carpenter Glazier
Grunau Company, Inc.	Electrician Plumber Sheet Metal Worker Steamfitter
JCP Construction	Building/Construction Laborer Carpenter
JLS Lock & Key	Locksmith
Kaschak Roofing, Inc.	Roofer
Marshall Erecting, Inc.	Machinery Maintenance Mechanic
Pieper Electric	Electrician

	Low Voltage Technician
Property Electric	Electrician
Service Painting Corporation	Painter
Winghart Inc.	Plasterer

The hourly rates for each contractor are:

<b>Arteaga Construction, Inc.</b>	
<b>Position/Trade: Automotive Mechanic</b>	
Proposed Hourly Rate	\$81.00
Proposed Overtime Rate	\$111.00
Proposed Hourly Rate (With Truck)	\$90.00
Proposed Overtime Rate (With Truck)	\$121.00
<b>Position/Trade: Building/Construction Laborer</b>	
Proposed Hourly Rate	\$81.00
Proposed Overtime Rate	\$104.00
Proposed Hourly Rate (With Truck)	\$91.00
Proposed Overtime Rate (With Truck)	\$114.00
Proposed Hourly Rate With 1-Ton Dump Truck	\$120.00
Proposed Overtime Rate With 1-Ton Dump Truck	\$130.00
Proposed Hourly Rate with 5-Yard Dump Truck	\$135.00
Proposed Overtime Rate with 5-Yard Dump Truck	\$168.00
Proposed Hourly Rate With Tandem Dump Truck	\$188.00
Proposed Overtime Rate With Tandem Dump Truck	\$208.00
<b>Position/Trade: Mason/Bricklayer</b>	
Proposed Hourly Rate	\$89.00
Proposed Overtime Rate	\$119.00
Proposed Hourly Rate (With Truck)	\$108.00
Proposed Overtime Rate (With Truck)	\$121.00
<b>Position/Trade: Refractory Mason</b>	
Proposed Hourly Rate	\$90.00
Proposed Overtime Rate	\$125.00
Proposed Hourly Rate (With Truck)	\$170.00
Proposed Overtime Rate (With Truck)	\$205.00
<b>Position/Trade: Sheet Metal Worker</b>	
Proposed Hourly Rate	\$93.00
Proposed Overtime Rate	\$116.00
Proposed Hourly Rate (With Truck)	\$112.00
Proposed Overtime Rate (With Truck)	\$125.00

<b>Associated Technical Services</b>	
<b>Position/Trade: Low Voltage Technician</b>	
Proposed Hourly Rate	\$95.00
Proposed Overtime Rate	\$142.50
Proposed Hourly Rate (With Truck)	\$95.00
Proposed Overtime Rate (With Truck)	\$142.50

<b>Bonafide Safe &amp; Lock</b>	
<b>Position/Trade: Locksmith</b>	
Proposed Hourly Rate	\$68.00
Proposed Overtime Rate	\$143.00
Proposed Hourly Rate (With Truck)	\$75.00
Proposed Overtime Rate (With Truck)	\$150.00

<b>Brenner Corporation</b>	
<b>Position/Trade: Sheet Metal Worker</b>	
Proposed Hourly Rate	\$104.00
Proposed Overtime Rate	\$147.00
Proposed Hourly Rate (With Truck)	\$109.50
Proposed Overtime Rate (With Truck)	\$152.00
<b>Position/Trade: Steamfitter</b>	
Proposed Hourly Rate	\$110.00
Proposed Overtime Rate	\$156.00
Proposed Hourly Rate (With Truck)	\$115.00
Proposed Overtime Rate (With Truck)	\$161.00

<b>CButts Electric, Inc.</b>	
<b>Position/Trade: Electrician</b>	
Proposed Hourly Rate	\$84.67
Proposed Overtime Rate	\$107.21
Proposed Hourly Rate (With Truck)	\$95.67
Proposed Overtime Rate (With Truck)	\$120.97

<b>Decibel Associates, LLC</b>	
<b>Position/Trade: Low Voltage Technician</b>	
Proposed Hourly Rate	\$70.00
Proposed Overtime Rate	\$105.00
Proposed Hourly Rate (With Truck)	\$70.00
Proposed Overtime Rate (With Truck)	\$105.00

<b>Doral Corporation</b>	
<b>Position/Trade: Machinery Maintenance Mechanic</b>	
Proposed Hourly Rate	\$102.00
Proposed Overtime Rate	\$143.00
Proposed Hourly Rate (With Truck)	\$120.00
Proposed Overtime Rate (With Truck)	\$162.00

<b>Fire Brick Engineers</b>	
<b>Position/Trade: Refractory Mason</b>	
Proposed Hourly Rate	\$69.00
Proposed Overtime Rate	\$95.00
Proposed Hourly Rate (With Truck)	\$69.00
Proposed Overtime Rate (With Truck)	\$95.00

<b>F.J.A. Christiansen Roofing Co., Inc.</b>	
<b>Position/Trade: Roofer</b>	
Proposed Hourly Rate	\$92.00
Proposed Overtime Rate	\$117.00
Proposed Hourly Rate (With Truck)	\$142.00
Proposed Overtime Rate (With Truck)	\$167.00
<b>Position/Trade: Sheet Metal Worker</b>	
Proposed Hourly Rate	\$105.00
Proposed Overtime Rate	\$130.00
Proposed Hourly Rate (With Truck)	\$175.00
Proposed Overtime Rate (With Truck)	\$200.00

<b>Gordon Solutions, LLC</b>	
<b>Position/Trade: Asbestos Carpenter</b>	
Proposed Hourly Rate	\$90.00
Proposed Overtime Rate	\$110.00
Proposed Hourly Rate (With Truck)	\$100.00
Proposed Overtime Rate (With Truck)	\$120.00
<b>Position/Trade: Carpenter</b>	
Proposed Hourly Rate	\$78.50
Proposed Overtime Rate	\$97.86
Proposed Hourly Rate (With Truck)	\$89.80
Proposed Overtime Rate (With Truck)	\$107.86
<b>Position/Trade: Glazier</b>	
Proposed Hourly Rate	\$85.00

Proposed Overtime Rate	\$112.90
Proposed Hourly Rate (With Truck)	\$100.00
Proposed Overtime Rate (With Truck)	\$125.00

<b>Grunau Company, Inc.</b>	
<b>Position/Trade: Electrician</b>	
Proposed Hourly Rate	\$96.45
Proposed Overtime Rate	\$127.71
Proposed Hourly Rate (With Truck)	\$105.45
Proposed Overtime Rate (With Truck)	\$136.71
<b>Position/Trade: Plumber</b>	
Proposed Hourly Rate	\$96.60
Proposed Overtime Rate	\$128.89
Proposed Hourly Rate (With Truck)	\$105.60
Proposed Overtime Rate (With Truck)	\$137.89
<b>Position/Trade: Sheet Metal Worker</b>	
Proposed Hourly Rate	\$96.74
Proposed Overtime Rate	\$122.85
Proposed Hourly Rate (With Truck)	\$105.74
Proposed Overtime Rate (With Truck)	\$131.85
<b>Position/Trade: Steam Fitter</b>	
Proposed Hourly Rate	\$103.80
Proposed Overtime Rate	\$140.30
Proposed Hourly Rate (With Truck)	\$112.80
Proposed Overtime Rate (With Truck)	\$149.30

<b>JCP Construction</b>	
<b>Position/Trade: Building/Construction Laborer</b>	
Proposed Hourly Rate	\$72.85
Proposed Overtime Rate	\$92.11
Proposed Hourly Rate (With Truck)	\$95.35
Proposed Overtime Rate (With Truck)	\$114.61
<b>Position/Trade: Carpenter</b>	
Proposed Hourly Rate	\$86.28
Proposed Overtime Rate	\$114.48
Proposed Hourly Rate (With Truck)	\$104.78
Proposed Overtime Rate (With Truck)	\$132.98

<b>JLS Lock &amp; Key</b>	
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<b>Position/Trade: Locksmith</b>	
Proposed Hourly Rate	\$66.00
Proposed Overtime Rate	\$99.00
Proposed Hourly Rate (With Truck)	\$66.00
Proposed Overtime Rate (With Truck)	\$99.00

<b>Kaschak Roofing, Inc.</b>	
<b>Position/Trade: Roofer</b>	
Proposed Hourly Rate	\$82.80
Proposed Overtime Rate	\$124.20
Proposed Hourly Rate (With Truck)	\$150.00
Proposed Overtime Rate (With Truck)	\$200.00

<b>Marshall Erecting, Inc.</b>	
<b>Position/Trade: Machinery Maintenance Mechanic</b>	
Proposed Hourly Rate	\$99.15
Proposed Overtime Rate	\$126.24
Proposed Hourly Rate (With Truck)	\$109.15
Proposed Overtime Rate (With Truck)	\$136.24

<b>Pieper Electric, Inc.</b>	
<b>Position/Trade: Electrician</b>	
Proposed Hourly Rate	\$84.00
Proposed Overtime Rate	\$114.00
Proposed Hourly Rate (With Truck)	\$92.00
Proposed Overtime Rate (With Truck)	\$122.00
<b>Position/Trade: Low Voltage Technician</b>	
Proposed Hourly Rate	\$81.25
Proposed Overtime Rate	\$121.88
Proposed Hourly Rate (With Truck)	\$88.75
Proposed Overtime Rate (With Truck)	\$129.38

<b>Property Electric</b>	
<b>Position/Trade: Electrician</b>	
Proposed Hourly Rate	\$83.62
Proposed Overtime Rate	\$114.00
Proposed Hourly Rate (With Truck)	\$92.20
Proposed Overtime Rate (With Truck)	\$121.80

<b>Service Painting Corporation</b>	
<b>Position/Trade: Painter</b>	
Proposed Hourly Rate	\$88.00
Proposed Overtime Rate	\$115.00
Proposed Hourly Rate (With Truck)	\$88.00
Proposed Overtime Rate (With Truck)	\$115.00

<b>Winghart Inc.</b>	
<b>Position/Trade: Plasterer</b>	
Proposed Hourly Rate	\$99.50
Proposed Overtime Rate	\$129.00
Proposed Hourly Rate (With Truck)	\$124.50
Proposed Overtime Rate (With Truck)	\$159.00

**CHANGE ORDER:**

The Administration is reporting to the Board the following change order in excess of \$50,000.00.

Performance Contracting Energy Improvements  
Eighty-First Street School

Prime Contractor:  
Johnson Controls Inc.  
PO Box 730068  
Dallas, TX 75373

Total amount of change order: \$156,857.00

Reason for Change Order: As part of the performance contract with Johnson Controls, Inc. (JCI), for facility improvement measures at Eighty-First Street School, the roofing work associated with the Performance Contracting Energy Improvement project offered a number of material options. To guarantee durability, lower long-term maintenance costs, and a longer life span of the roof as well as ensure any future repairs could be administered through the Department of Facilities & Maintenance, a higher quality roofing material is required.

The change order will be funded from the Capital Fund Performance contracting (240-972-362), account FCM 00 ECE 81 ECNC7 Project No. 5031, Work Order No. 311469-1)