Bismarck
AIRPORT

MEMORANDUM

DATE: June 7, 2016

TO: Mayor Mike Seminary
Commissioner Parrell Grossman
Commissioner Josh Askvig
Commissioner Nancy Guy
Commissioner Steve Marquardt

FROM: Greg Haug, Airport Director

RE: Regular Agenda Items for June 14, 2016 City Commission Meeting.

The Airport has placed three items on your regular agenda; receive and consider bids and project budget for Maverick Avenue Reconstruction/Terminal Boulevard Rehabilitation; consider a Request for Proposals (RFP) recommendation for airport radio system and consider a lease agreement with the State Historical Society of North Dakota for a storage building.

The first item is to receive and consider bids and project budget for Maverick Avenue Reconstruction/Terminal Boulevard Rehabilitation. Airport staff conducts rehabilitation of paved surfaces as part of our ongoing maintenance program. As part of that program, the Board approved an agreement with Kadrmas, Lee & Jackson (KLJ) on January 12, 2016 for design, bidding, and construction inspection of this rehabilitation. Maverick Avenue will be reconstructed and street lights will be added. Terminal Boulevard will be crack sealed, patched where necessary then micro sealed and striped. KLJ completed the design and the project was bid. Bids were opened on June 6, 2016 at 4 p.m. Two bids were received from Northern Improvement Company and Idling Electric Inc. (enclosure 1).

The Maverick Avenue Reconstruction/Terminal Boulevard Rehabilitation will be funded initially by airport funds and later reimbursed for engineering and construction costs in PFC #7. Airport Staff recommends award to Northern Improvement for general work in Schedule 1 totaling $829,479.50 and Edling Electric for the electrical work in Schedule 2 for $68,771.35 and approval of project budget included with enclosure 1.

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The second item is to consider a RFP recommendation for a new airport radio system. Airport staff conducted a request for proposals to replace the existing airport radio system which is over 20 years old and is becoming hard to maintain. System function is critical to airport operations. The proposals were received by 4 p.m. on May 31, 2016. One proposal was received from Electronic Communications Inc. Electronic Communications Inc. proposed new equipment that includes one Motorola repeater, 36 mobile radios, 11 portable radios with installation and setup for $41,630.00. The system will use existing frequencies. The system is digital and will allow for future radio enhancements. Setup and installation of the repeater will also be completed by Electronic Communications Inc. The radio system will be funded by the airport departments approved spending plan. Airport Staff recommends approval of Electronic Communications Inc. proposal of $41,630.00.

The third regular agenda item is to consider a lease agreement with the State Historical Society of North Dakota for a storage building along Airway Avenue just west of the NPCC (enclosure 2). The building is in the top center of the picture provided (enclosure 3). The contract is for one year with a one year extension with mutual agreement of both parties. The contract is written so the City must agree to the extension and must agree to any new improvements, structures, or alterations to the leased property. The ground lease is the same lease the Board considered and approved last year and represents $837.46 of income to the Airport Enterprise Fund.

As always, I am available to answer any questions you may have at 701-355-1808.

Enclosures:

1. Maverick Avenue /Terminal Boulevard bid tab and project budget
2. State Historical Society of North Dakota lease agreement
3. Historical Society Building location picture

Bismarck Airport

Maverick Avenue Reconstruction, Terminal Boulevard Rehabilitation & Miscellaneous Items

Future AIP; KLJ #1516700

Monday, June 6, 2016; 4:00 P.M. CT

Bidder	Total Bid Schedule 1 Division 1	Total Bid Schedule 1 Division 2	Total Bid Schedule 2 Division 1	Total Bid Schedules 1 and 2 Combined
Edling Electric, Inc. Bismarck, ND	NO BID	NO BID	$ 68,771.35	
Mariner Construction, Inc. Bismarck, ND				
Mayo Construction Company, Inc. Cavalier, ND				
Northern Improvement Company Bismarck, ND	$699,770.50	$ 129,709.00	NO BID	
Quam Construction Company, Inc. Willmar, MN				
Strata Corporation Grand Forks, ND				
Engineer's Opinion of Construction Cost	$ 640,373.00	$ 78,211.00	$ 61,774.50	$ 780,358.50

Costs shown are AS READ from the bid opening.

ENCL 1 PG 1

AIRPORT PROJECT BUDGET

Date: June 14, 2016

Number	Non-AIP 57	Description	Maverick Ave/Terminal Blvd Rehabilitation

Scheduled Start	Jul-16	Scheduled End	Oct-16

Project Construction Contracts

Project Construction Contracts	Amount
1. Northern Improvement Company (General)	$829,479.50
2. Edling Electric (Electrical)	$68,771.35
Total Construction Contracts	$898,250.85

Engineer, Testing and Misc. Contracts	Amount
1. KLJ - Design and Bidding Services	$85,436.64
2. Construction Observation, Testing, and Administration	$192,160.19
3. Project Closeout Report	$8,944.61
4. Midcontinent Cable Lowering (Estimated)	$8,000.00
5. CenturyLink Telephone Cable Lowering (Estimated)	$8,000.00
6. MDU Natural Gas Lowering (Estimated)	$15,000.00
Total Engineer, Testing and Misc. Contracts	$317,541.44

Administration	$14,207.71
Sub Total	$1,230,000.00

CONTINGENCIES	15%	$184,500.00
OTHER COSTS		
TOTAL PROJECT COST		**$1,414,500.00**

Project Funding		Amount
FAA Grant:		-
State Grant:		-
Airport Funds:	($1,230,000.00 without contingencies)	1,380,000.00
	Total Funding	**$1,380,000.00**

Note: Reimbursed by PFC #7

ON JUNE 14, 2016
AGENDA

CONTRACT REVIEW FORM

DEPARTMENT

Contract between the City of Bismarck and HISTORICAL SOCIETY of ND

Purpose of Contract: LAND LEASE

Contract Amount: $837.46

Contract Period: 1 YEAR +1

Funding Source: INCOME TO AIRPORT ENTERPRISE FUND

Project Number: (If needed, send copy to Fiscal)

Comments: SAME AGREEMENT AS LAST YEAR WITH CPI INCREASE

After Mayor's Signature, route to: AIRPORT

Date:

Department Head Signature:

Date:

CITY ATTORNEY

Comments:

City Attorney Signature:

Date:

FINANCE

Comments:

Director of Finance Signature:

Date:

ADMINISTRATION

City Administrator Signature:

Date:

Please send copy of completed contracts to Administration.

ENCL 2

STATE HISTORICAL SOCIETY OF NORTH DAKOTA

Jack Dalrymple
Governor of North Dakota

North Dakota State Historical Board

Margaret Puetz
Bismarck - President

Gereld Gerntholz
Valley City - Vice President

Albert I. Berger
Grand Forks - Secretary

Calvin Grinnell
New Town

Diane K. Larson
Bismarck

Chester E. Nelson, Jr.
Bismarck

A. Ruric Todd III
Jamestown

Sara Otte Coleman
Director
Tourism Division

Kelly Schmidt
State Treasurer

Alvin A. Jaeger
Secretary of State

Mark Zimmerman
Director
Parks and Recreation Department

Grant Levi
Director
Department of Transportation

Claudia J. Berg
Director

Accredited by the American Alliance of Museums since 1986

May 19, 2016

Timothy J. Thorsen
Airport Operations Manager
2200 Terminal Boulevard, Suite 225B
PO Box 991
Bismarck, ND 58502-0991

Re: State Historical Society of ND Lease

Dear Mr. Thorsen,

Enclosed is the lease agreement between the State Historical Society of ND and the City of Bismarck. Please have the President of the Board of City Commissioners sign the lease and return a copy to me. A scanned copy will work (rwarner@nd.gov).

Contact me at 701-328-3561 if you have any questions.

Sincerely,

Ronald Phil Warner
Administrative Officer

Enclosure
State Historical Society of ND Lease Agreement

North Dakota Heritage Center • 612 East Boulevard Avenue, Bismarck, ND 58505-0830 • Phone: 701-328-2666 • Fax: 701-328-3710
Email: histsoc@nd.gov • Web site: http://history.nd.gov • TTY: 1-800-366-6888

LEASE

THIS LEASE dated this 1st day of July, 2016, between the CITY OF BISMARCK, a municipal corporation of the state of North Dakota, hereinafter called the LESSOR and the State of North Dakota acting through the State Historical Society of North Dakota, hereinafter called the LESSEE, witnesseth:

1. The Lessor leases to the Lessee a tract of land at the Bismarck Municipal Airport, being a tract in the Southeast Quarter of the Southwest Quarter (SE¼SW¼) of Section Ten (10), Township One Hundred Thirty-Eight North (T. 138 N.), Range Eighty (80), Burleigh County, North Dakota, described as follows, to wit: Lot Eighteen (18) which is 60 feet by 115 feet, tract contains 6,900 square feet and shown in Exhibit "A" attached hereto and made a part hereof, for a one-year term at an annual rental of $ 837.46 payable annually on or before July 1. If the Lessor and Lessee agree, the Lessee shall have the right and option to renew the Lease for an additional one-year term by giving written notice to the Lessor of the exercise of the option at least 90 days before the end of the Lease term.

2. The Lessee agrees that it will pay the rent at the times and in the manner stated.

3. The property is leased to be used for warehousing and for any other lawful business if approved in writing by the City.

4. No additional improvements, structures, alterations, or additions shall be made in, to, or upon the leased premises without the prior written consent of the city. The Lessee has the right to remove any buildings on termination of the lease provided that the premises are left in good condition.

5. The Lessee is taking the premises as is and the Lessee shall be responsible for all charges for utility or other services and for applicable taxes and the City as Lessor assumes no responsibility for upkeep or maintenance or charges or costs of any kind.

6. The Lessee shall have no right to assign or sublet the leased premises in whole or in part without the written consent of the Lessor, but the Lessor shall not withhold such permission in an unreasonable or capricious fashion.

7. Lessor and Lessee each agrees to assume its own liability for any and all claims of any nature including all costs, expenses and attorney's fees which may in any manner result from or arise out of this Lease.

IN WITNESS WHEREOF, the parties have executed this lease agreement by their duly authorized officers.

CITY OF BISMARCK
BY: _____
President, Board of City Commissioners

Attest: _____
City Auditor

THE STATE HISTORICAL SOCIETY OF NORTH DAKOTA

Director: _____

STATE OF NORTH DAKOTA)
) ss
COUNTY OF BURLEIGH)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____, President, Board of City Commissioners.

(Seal)

_____
Notary Public
My Commission Expires

STATE OF NORTH DAKOTA)
) ss
COUNTY OF BURLEIGH)

The foregoing instrument was acknowledged before me this 17th day of May, 2016 by Claudia J. Berg, Director, State Historical Society of North Dakota.

(Seal)

Notary Public
My Commission Expires:

RONALD PHIL WARNER
Notary Public
State of North Dakota
My Commission Expires March 28, 2022

Form approved by the Attorney General

Date: 5/13/16

Form approved by Facility Management

Date: 5/16/2016

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