



To: Mayor and city Council

Agenda Item #: IV.F

From: Steven Grausam-Director of Liquor Operations

Action

Discussion

Date: September 16, 2014

Information

Subject: Request for Purchase- Edina Liquor 50th Street Store Remodeling Project

Action Requested:

Approve bids as presented.

Information / Background:

Edina Liquor remodeled its Southdale and Grandview stores over the last twelve years to keep current with retail trends and stay competitive in the marketplace. The store at 50th Street was last remodeled in 1998 and is in need of significant updates to increase sales and reflect the Edina Liquor brand image we convey at our other stores. This investment is especially important given the increased competition in the liquor market.

Major components of the proposed remodeling project include:

- Raising drop ceiling to ten-foot height suspended ceiling. (Not in 2013 CIP Estimate)
- Replacing carpet with vinyl flooring- same flooring as Southdale
- Replacing all lighting with high efficiency LED lighting
- Replacing all of wood liquor shelving with standard metal Lozier shelving
- Installing new entryway door
- Replacing tile in entryway
- Moving elevated office to ground level—per ADA recommendations (Not in 2013 CIP Estimate)
- Remodeling bathroom to meet ADA requirements (Not in 2013 CIP Estimate)
- Updating front checkout area
- Other misc. items

Bossardt Corporation was hired August 19, 2014 as the construction manager for the scheduled remodeling project of the 50th Street Liquor Store. Bids were solicited for the project beginning August 25, 2014.

The remodel was originally part of the 2013 CIP but was put on hold due to possible developments and improvements in the 50th & France area. The original budget for this project was \$150,000. The bids were reviewed by Bossardt, with the proposed remodeling cost coming in at \$311,000.

The increase in cost is partly due to some of the recommended materials; resilient flooring and brick around the wine display wall. The resilient flooring is more expensive than carpet by about \$3.00 a square foot but will last twice as long. Over \$1,200 annual savings will be realized by eliminating the carpet cleaning expense. The LED lighting (\$16,000) will also save on energy costs over the next ten year. Another difference is due to relocating the office and enlarging the bathroom to be in ADA compliance. Bossardt also believes a portion of the cost increase may be attributed to increased competition for contractors.

Staff plans on closing the store for about one month starting September 22, 2014 and opening approximately October 20, 2014. Based on previous liquor stores closures, staff estimates no more than a five percent loss in sales. The plans for a new “grand opening” during the holiday season, should put the 50th Street Store in a good position to gain back a portion of the sales lost during the closure.

Attachment:

Tabulation of bids

EDINA LIQUOR REMODEL					
Bid Tabulation - 9/5/14 - Proposals Due					
Contract # - Description	Base Bid				
Contractor Name					
Contract #420 Masonry/Stone					
Axel H. Ohman Concrete & Masonry	\$35,000				
Weise Masonry, Inc.	\$34,480	**Didn't have center column & North wall figured.			
Contract #610 Demolition/Carpentry					
Kellington Construction, Inc.	\$22,800				
Tekton Construction Company	\$28,909				
George F. Cook Construction Co.	\$48,800				
Contract #840 Aluminum Entrances/Storefronts					
Stanley Access Technologies	\$6,850				
Contract #920 Drywall/Plaster					
RTL Construction, Inc.	\$22,595				
Quality Drywall Midwest	\$26,685				
Contract #930 Tile					
Always Tile & Stone LLC.	\$4,250				
Grazzini Brothers & Company	\$5,295				
Blackhawk Tile & Stone, Inc.	\$7,916				
Contract #950 Acoustical Ceilings					
Twin City Acoustics, Inc.	\$5,845				
Acoustics Associates	\$6,200				
Minnesota Acoustics, Inc.	\$6,685				
Kirk Acoustics, Inc.	\$6,985				
Contract #965 Resilient Flooring					
Grazzini Brothers & Company	\$24,875				
Commercial Flooring Services	\$27,270				
Sonus Interiors, Inc.	\$27,365				
Mars Carpet Sale	\$27,441				
Contract #990 Painting					
Great Northern Painting	\$1,650				
Henkemeyer Coatings	\$3,050				
Steinbrecher Painting, Inc.	\$4,871				
Contract #1230 Casework/Millwork					
Janish Wood Products	\$34,042	**Cannot supply the required bonds			
Stan Morgan & Associates	\$25,537	**Casework supply & installation + millwork installation			
Aaron Carlson	\$45,462				

Proposal Tab

REM Millwork	\$11,998	**Supply millwork only			
Contract #2100 Fire Protection					
Summit Fire Protection	\$3,240				
Olsen Fire Protection, Inc.	\$4,693				
Service Fire Protection, Inc.	\$4,728				
Contract #2200 Plumbing					
Excel Mechanical	\$2,529	N/A - Will use combined HVAC & Plumbing Bid			
Wenzel Plumbing & Heating	\$5,147				
Contract #2300 HVAC/Controls					
N/A	N/A				
Contract #2600 Electrical					
AGI Electric, LLC	\$35,752				
BC Electrical Service LLC	\$36,500				
Phasor Electric Company	\$39,250				
Gunnar Electric, Inc.	\$43,400				
Bloomington Electric Company	\$44,900				
Combined Bids					
Yale Mechanical	\$10,600	**Combined HVAC #2300 & Plumbing #2200 Bid			



BOSSARDT CORPORATION
Professional Construction Services
A Wenck Company

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EDINA LIQUOR STORE REMODEL

BUDGET vs BID

2480 SF REMODEL

PRE-AWARD COMPLETED

CONTRACT #	CONTRACT DESCRIPTION	APPARENT LOW BIDDER	ESTIMATED COSTS	BASE BID	VARIANCE ESTIMATE vs. BID
					neg = over
420	MASONRY/STONE	AXEL H. OHMAN CONC. & MASONRY	\$ 31,623	\$ 35,000	\$3,377
610	DEMOLITION/CARPENTRY	KELLINGTON CONSTRUCTION, INC.	\$ 23,496	\$ 22,800	\$696
840	ALUMINUM ENTRANCES/STOREFRONTS	STANLEY ACCESS TECHNOLOGIES	\$ 5,150	\$ 7,150	\$2,000
920	DRYWALL/PLASTER	RTL CONSTRUCTION, INC.	\$ 15,807	\$ 22,320	\$6,513
930	TILE	ALWAYS TILE & STONE LLC	\$ 3,968	\$ 4,250	\$282
950	ACOUSTICAL CEILINGS	TWIN CITY ACOUSTICS, INC.	\$ 5,632	\$ 5,845	\$213
965	RESILIENT FLOORING	GRAZZINI BROTHERS COMPANY	\$ 19,288	\$ 24,875	\$5,587
990	PAINTING	GREAT NORTHERN PAINTING	\$ 2,169	\$ 1,650	\$519
1230	CASEWORK/MILLWORK INSTALLATION	STAN MORGAN & ASSOCIATES	\$ 30,100	\$ 25,537	\$4,563
1230	MILLWORK - SUPPLY	REM MILLWORK	\$ -	\$ 12,212	\$12,212
2100	FIRE PROTECTION	SUMMIT FIRE PROTECTION	\$ 2,500	\$ 3,240	\$740
2200	PLUMBING	YALE MECHANICAL	\$ 6,000	\$ -	\$6,000
2300	HVAC/CONTROLS	YALE MECHANICAL	\$ 14,000	\$ 10,600	\$3,400
2600	ELECTRICAL	AGI ELECTRICAL, LLC	\$ 42,000	\$ 35,752	\$6,248
SUBTOTALS			\$ 201,733	\$ 211,230	(\$9,497)

Contingency	\$10,000	\$10,000
CM Fee/Supervision	\$29,140	\$29,140
C. Support/Reimbursables	\$1,600	\$1,600
Arch Fees/Reimbursables	\$30,000	\$30,000
Demo Permit	\$0	\$440
Building Permit	\$0	\$2,200 EST
Insurance	\$1,000	\$1,000
Hazmat Survey	\$1,110	\$1,110
FF&E Budget	\$0	\$25,000
Total Project Budget	\$ 274,583	\$ 311,720
	EST	ACTUAL