

October 15, 2018

Robert Therres
City of Blaine
10801 Town Square Drive NE
Blaine, Minnesota 55449

Re: Recommendations for Construction Schedule for the
New Blaine Senior Center

Dear Bob:

As requested, we have consulted with our construction cost and scheduling consultant about the pros and cons of a July vs. April start date for construction of the new senior center. Loeffler Construction is a general contractor and construction manager, so they have a great deal of experience with bid markets. His recommendations note that it's advisable to start in April after road restrictions are lifted and not wait until July for the following reasons:

- April start most likely means a January/February bidding period
 - o Subcontractors will be filling their books for the year and January/February is a great time to receive competitive bids and additional bids over a July bid
- With the structure being wood framed – getting a carpentry contractor engaged during the winter months will benefit the procurement of products
 - o A lot of multi-family projects will be bidding at the same time as this in January/February and you want to get contractors on this project and into the suppliers as soon as possible
- What we've seen this past summer is that the premiums are extremely high as all contractors have a lot of work
 - o I would say a July start would be a 3%-5% upcharge and the amount of bids received would be less than a winter bid

In today's construction environment, it's advisable to bid during the winter months and start construction as early as possible. I also asked a follow up question regarding suspension of work for a week in July. If the parameters for cleaning up the site and suspending work for a week are written into the documents up front, there should be no issue for the contractor to suspend work for a week in July during the festival. In addition, we anticipate that our construction area will need to be fully fenced anyway (since we have the park and playground close by) so there should not be any safety concerns.

As we had noted, with an April start, they should be well enough along by the end of June to have all the major excavation and foundation work complete so all the "big dig" equipment should be off site by the time of the Festival.

Please let us know if you have any additional questions on these recommendations.

Sincerely,

292DesignGroup



Pam Anderson, AIA
Partner