

TO:	Cumberland County Commissioners
FROM:	James H. Gailey, County Manager
DATE:	August 5, 2024
SUBJECT:	Award of Bid – 27 Northport Fit-Up

Requested Action:

Award a bid to Benchmark, Inc. of Westbrook, Maine for the fit-up construction of 27 Northport in the amount of \$3,822,908 for the base bid and all six additional alternative bids.

Background & Purpose of Request:

In October 2023, the County purchased a three-story, 32,000 SF office building located at 27 Northport Drive, Portland. The County purchased this building through the use of ARPA Revenue Loss funding. Since December, County staff have been working with WSP Architects, of Portland, Maine, for the internal redesign and fit-up of the building. In late June of 2024, WSP submitted the plans for competitive bid.

County staff held a bid opening on July 30, 2024. The County received 7 bids with a base bid price ranging from \$3,283,303 to \$3,640,000 and six additional alternative bid prices collectively ranging in price from \$374,222 to \$495,461. A federal requirement of the bid was for all federal certification documents be filled out upon submitting the bid. Unfortunately, four bids came in without the required federal documentation fill out. Not having done this was a deduction in the scoring of the bids.

After review, County staff are bringing an award of bid to Benchmark, Inc., of Westbrook, Maine with a base bid of \$3,384,908 and awarding all six alternative bids in the amount of \$438,000 for a total award of bid of \$3,822,908.

Construction timeline is estimated at eight months from initial mobilization.

Funding Amount and Source: ARPA Funding \$1,168,608

ARPA Revenue Loss <u>\$2,654,300</u>

\$3,822,908

Attachments: Bidders Tabulation

Benchmark Bid Document

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