



Legislation Text

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File #: 23-0160, Version: 1

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**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Approve the award of Bid 23-030, Municipal Center Parking Facility Lower Level Slab Renovation, to J. Gill and Company for an amount not to exceed \$655,600, plus a 3% contingency

**DEPARTMENT:** Department of Public Works

**SUBMITTED BY:** Richard Dublinski, Director

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

The Municipal Center front plaza and parking deck, originally built in 1991, has seen significant deterioration leading to increased structural failures. To address facility construction problems, City Council approved Capital Project MB136, Municipal Center Front Plaza and Parking Deck Repairs, as a multi-year capital project to ensure the parking facility is maintained as a sustainable asset.

In August 2019, the Department of Public Works (DPW) awarded RFP 19-256, Parking Deck Consultant Services, to Walker Consultants (Walker) to provide design service, engineering documents, construction drawings, bidding assistance and site management services for City parking deck projects of various scope and size.

Walker completed a full assessment of all municipal parking facilities and created a report of findings as well as a five-year plan for renovation and maintenance. The report categorizes the recommended work, by location, into immediate action, near-term (1-2 years) and medium term (3-5 years). The renovation of the Municipal Center deck is in the near-term category of recommended work.

To align with the recommended renovation timeline, DPW issued Bid 23-030 in February 2023 to hire a contractor to renovate the concrete slab of the lower level in the Municipal Center parking facility. The work includes concrete repairs and the application of an epoxy broadcast overlay system in addition to other miscellaneous repairs.

**DISCUSSION:**

|                     |            |                     |    |
|---------------------|------------|---------------------|----|
| Advertisement Date: | 02/14/2023 | Notices Sent:       | 55 |
| Opening Date:       | 03/07/2023 | Planholders:        | 27 |
|                     |            | Proposals Received: | 6  |

Bids were received from the following vendors:

| Vendor Name                           | Base Bid         | Option 1         | Option 2         | Option 3         |
|---------------------------------------|------------------|------------------|------------------|------------------|
| <b>J. Gill and Company</b>            | <b>\$340,650</b> | <b>\$314,950</b> | <b>\$582,000</b> | <b>\$582,000</b> |
| Golf Construction                     | \$521,250        | \$471,750        | \$645,000        | \$645,000        |
| JLJ Contracting Inc.                  | \$653,805        | \$552,510        | \$382,500        | \$375,500        |
| Bulley & Andrews Concrete Restoration | \$661,727.40     | \$599,905        | \$589,426        | \$462,825        |
| Western Specialty Contractors         | \$677,500        | \$647,300        | \$2,593,000      | \$2,435,000      |
| National Restoration Systems Inc.     | \$706,100        | \$587,800        | \$630,360        | \$589,560        |

Bidders were asked to submit costs for a base bid to perform the slab renovations on the east half of the lower level of the Municipal Center parking facility and three options:

1. Add west half slab renovations
2. Use an alternate epoxy on the east half
3. Use an alternate epoxy on the west half

Walker and City staff reviewed the bid responses. J. Gill's unit prices are significantly lower than the other bids but within range for this type of work. Walker indicated that the spread between bids is not uncommon, and the lower pricing is likely due to economies J. Gill will realize from coordinating resources with the recently awarded Van Buren deck renovation project.

City staff evaluated the bid options and determined that rehabilitating both sides of the lower level (base bid and option 1) would provide the highest value for the cost.

The work is scheduled to begin July 5 with a substantial completion date (all parking stalls open to the public) of August 25, 2023, and completion date of December 31, 2023.

**FISCAL IMPACT:**

CIP #: MB136 Municipal Center Front Plaza and Parking Deck Repairs

Municipal Center Parking Deck Repairs are expensed to the building improvement accounts below. This work is related to MB136 Municipal Center Front Plaza and Parking Deck Repairs, for which \$850,000 has been budgeted in 2023. The requested award of \$655,500 is within the budgeted amount for this expense.

| Account Number  | Fund Description      | Total Budget Amount |
|-----------------|-----------------------|---------------------|
| 31342200-551500 | Capital Projects Fund | \$3,742,000         |

\*Per Council directive, contingency on construction projects is set at 3% on projects over \$500,000 and 5% on projects under \$500,000.

