

ITEM # 23
DATE: 01-12-21

COUNCIL ACTION FORM

SUBJECT: MAINTENANCE FACILITY FABRIC BUILDING

BACKGROUND:

The Maintenance Facility is currently used by Fleet Services and the Public Works Streets, Utility Maintenance, and Traffic Divisions. The building has reached its capacity to store equipment especially during the snow season. Currently, there are several pieces of equipment that are stored outside during the winter. A fabric structure would allow for some cold storage and the space to park snowplow trucks, thus freeing up space in the Maintenance Facility to store equipment.

An architecture firm was hired to review options and develop plans and specifications. The design resulted in a fabric building that is 100 feet by 50 feet and is anchored with shipping containers. This design works best on the poor ground conditions of the former landfill located in that area. The shipping containers will also allow for some cold storage and provide protection to the fabric structure. In order to determine if there are sufficient funds to obtain additional covered space, a second fabric building that replicates the first one was included as an alternate.

On Tuesday, December 29, 2020, bids were received as follows:

Bidder	Base Bid: North Building	Alternate: South Building
<i>Engineer's Estimate</i>	<i>\$135,850</i>	<i>\$135,850</i>
A & B Construction LTD	\$157,025	\$157,625
Greenfield Contractors	\$179,500	\$174,500

Funding for this project is shown in the Capital Improvements Plan in FY 2019/20 in the amount of \$250,000. Engineering costs are estimated at \$4,685. Based upon available funding, staff is recommending award of the base bid only, which would bring the project expenses to a total of \$161,710. A portion of the remaining available funding will be used to install electrical service to the building and pave an asphalt floor inside it.

ALTERNATIVES:

1. a) Accept the report of bids for the Maintenance Facility Fabric Building.
b) Approved the final plans and specifications for the Maintenance Facility Fabric Building.
c) Award the Maintenance Facility Fabric Building to A & B Construction LTD of Harper, Iowa, in the amount of \$157,025.
2. Reject the project.

CITY MANAGER'S RECOMMENDED ACTION:

By awarding this project, the Maintenance Facility will gain much needed space for its users. Staff has reviewed the bids and has found the low base bid to be acceptable. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.