



Staff Report

TO: City Council
FROM: Jeff Hart, Public Works Director
DATE: March 21, 2023
SUBJECT: Award a Public Works Contract to Dalke & Sons Construction, Inc. for Construction of CIP CF-104 City Hall Renovations in an Amount Not to Exceed \$2,498,483

Description Authorize City staff to award a public works agreement to Dalke & Sons Construction, Inc. for construction of CIP CF-104 City Hall Renovations in an amount not to exceed \$2,498,483.

Background and Analysis:

On June 13, 2023, CIP CF-104 City Hall Renovations was publicly advertised soliciting construction bids. On February 16, 2023, four (4) bids were received and publicly opened. The following is a summary of the bids received:

1. Dalke & Sons Construction, Inc.	\$2,498,483
2. MLC Constructors, Inc.	\$2,601,287
3. Kemcorp Construction, Inc.	\$2,795,000
4. Faris Construction Company	\$2,885,000

Dalke & Sons Construction, Inc. is the apparent lowest responsive and responsible bidder. No bid challenges were received. The City attorney has reviewed the proposed contract and bid documents and confirmed that Dalke & Sons' bid substantially conforms to the bid requirements. City staff is recommending that City Council award a public works agreement to Dalke & Sons for construction of the City Hall Renovation project.

Fiscal Impact:

The estimated cost to prepare this staff report is \$350.

The following table is an overview of the current project funding, project budget, and remaining budget.

CF-104 City Hall Renovation Project Accounting Summary				
Funding Summary				
Funding Year	Funding Source			Amount
18/19	Basic Service DIF			\$1,000,000.00
21/22	SLFRF			\$1,200,000.00
22/23	ISF04 – HVAC			\$240,563.00
22/23	ISF09 - BUILDING B WINDOWS			\$22,305.00
22/23	ISF03 - BATHROOMS			\$79,751.00
22/23	ISF02 - FIRE SPRINKLER			\$357,755.00
22/23	ISF01 – ROOF			\$292,971.00
Total Project Funding =				\$3,193,345.00
Budget Summary				
Project Component	Budget	Encumbered	Paid to Date	Remaining Budget
Project Management	\$0.00	\$0.00	\$0.00	\$0.00
Preliminary Services	\$241,755.00	(\$241,754.12)	(\$241,754.12)	\$0.88
Environmental	\$0.00	\$0.00	\$0.00	\$0.00
Design	\$65,000.00	(\$65,000.00)	(\$45,500.00)	\$0.00
Construction	\$2,708,032.00	\$0.00	\$0.00	\$2,708,032.00
Construction Services	\$0.00	\$0.00	\$0.00	\$0.00
Permits	\$800.00	\$0.00	\$0.00	\$800.00
Equipment	\$177,758.00	(\$177,757.62)	(\$177,151.54)	\$0.38
Project Summary Totals	\$3,193,345.00	(\$484,511.74)	(\$464,405.66)	\$2,708,833.26

The public works agreement with Dalke & Sons Construction, Inc. will be in an amount not to exceed \$2,498,483. Staff is recommending a construction contingency of \$209,549, or approximately 8% of the public works agreement, to allow for unforeseen construction changes. The total construction amount requested at this time is therefore \$2,708,032. The construction budget will be established from the available CIP budget as shown in the preceding table.

Recommended Action:

Award a public works agreement to Dalke & Sons Construction, Inc. for construction of CIP CF-104 City Hall Renovations in an amount not to exceed \$2,498,483; and authorize the City Manager to sign change orders up to an additional \$209,549 for a total construction amount of \$2,708,032.

Attachments:

- A. Public Works Agreement (Dalke & Sons Construction, Inc.)