



Legislation Details (With Text)

**File #:** 08-0208      **Version:** 1      **Name:** 03/17/08 Master Market Plan - Phase I Construction  
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**Title:** Resolution to Approve a Construction Contract with Allied Building Services, Inc. Per Bid #3925 for \$95,645.00 to Implement Phase I of the Master Market Plan - Existing Canopy Improvements and to Establish a Total Construction Project Budget of \$105,209.50 and Appropriate Funds for the Construction Project from the Market Fund (8 Votes Required)

**Sponsors:**

**Indexes:**

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**Attachments:** 1. Market Contract.pdf

Date	Ver.	Action By	Action	Result
3/17/2008	1	City Council	Approved	Pass

Resolution to Approve a Construction Contract with Allied Building Services, Inc. Per Bid #3925 for \$95,645.00 to Implement Phase I of the Master Market Plan - Existing Canopy Improvements and to Establish a Total Construction Project Budget of \$105,209.50 and Appropriate Funds for the Construction Project from the Market Fund **(8 Votes Required)**

Attached for your review and action is a resolution to approve a construction contract with Allied Building Services, Inc. per Bid #3925 for \$95,645.00 to implement Phase I of the Master Market Plan, existing canopy improvements, and to establish a total construction project budget of \$105,209.50 which includes a \$9,564.50 (10%) contingency. Action is also requested to appropriate funds from the fund balance of the Market Fund for completion of the construction project.

On January 23, 2006, City Council approved the Master Plan for the City's Public Market, R-28-1-06. A request for proposal from design consultants was advertised late in 2006 for development of contract documents to implement construction of the approved improvements. Beckett & Raeder, Inc. (BRI) was awarded a contract on June 4, 2007, R-221-6-07, for this work. Since that time the BRI team has been meeting with City staff while preparing conceptual drawings, cost estimates, and phasing strategies. On January 11, 2008, at the first Public Market Commission meeting City staff presented a detailed timeline for Phase 1 and 2 elements for their review. This information was then posted on the Public Market website on February 21, 2008.

On March 11, 2008 a Market Vendor and Public Meeting is scheduled at Cobblestone Farm. Members of the Market Commission, City staff and BRI will be in attendance to discuss upcoming improvements and review in detail project sequencing to facilitate market operation while work is underway. Comments received from the public meeting will be provided to City Council prior to their regularly scheduled March 17, 2008 meeting.

Award of this contract allows the first phase of construction work to implement the Council approved

Market Master Plan. The Parks and Recreation Service Unit, Farmers Market, and the Downtown Development Authority (DDA), are jointly undertaking these improvements. Phase 1 construction elements located throughout the vendor stall areas, except for the short center aisle, will include painting of the existing shed framework, replacement and upgrade of all lighting, miscellaneous electrical modifications, and installation of a public address/paging system. Improvements within the short center shed aisle will not be made due to its scheduled removal in phase 2 of the project. Phase 2 improvements will focus on the reconfiguration of the parking and center shed structure. Phase 2 improvements are expected to be implemented in the fall of 2008 and continue into the spring of 2009.

The lighting portion of the first phase elements required significant attention and consideration. The vendors have indicated that improved lighting is a high priority; to include increased light levels, better color rendition, and higher energy efficiency. Also to be considered are ease of maintenance, cold start capabilities, costs, and its ability to retrofit into the existing shed framework with limited modifications. The project consultant, Beckett & Raeder, Inc. and Cooper Design, reviewed and researched several products to meet these requirements. They recommended installation of a three lamp florescent fixture, one per every vendor stall pair.

During the consultant team's research for lighting fixtures, use of LED style lighting was investigated. However, given the relatively new technology of LED lighting, a suitable fixture that could meet many of the desired requirements could not be identified. Parks and Recreation staff and the consultants are continuing to work with the City's Energy Office and Public Services lighting experts for a possible substitute LED fixture to fit this application. If an appropriate and applicable LED fixture does become available, a change to LED lighting will be made. If Council approval is necessary to make the change, a subsequent resolution will be forthcoming to allow for the change to be made in a timely manner.

This project was advertised on the MITN service and City's websites, plus bid documents were available for pick-up at the City's Procurement Office. Several contractors received bid packages and six contractors actually submitted bids. A mandatory pre-bid meeting was held at the Market facility on Friday, February 15, 2008 by the consultant team to review site-specific conditions. All six bids received were from contractors that attended the pre-bid meeting. A tabulation of their bids follows:

Allied Building Services, Inc.	\$ 95,645.00*
D & B Burns Construction	\$102,000.00
Laux Construction	\$119,777.00
Baseline Constructors	\$121,700.00
Phoenix Contractors	\$127,000.00
Cross Lake Construction	\$127,950.00

\*Lowest responsive responsible bid

The resolution includes a recommended construction contingency of \$9,564.50 (10%) to cover potential contract change orders to be approved by the City Administrator. It is requested that a total construction project budget be established of \$105,209.50 for the life of the project without regard to fiscal year. A total of \$105,209.50, including the project contingency, for the Phase 1 Market - Existing Canopy Improvement Project will be appropriated from the existing fund balance of the Market Fund.

Allied Building Services, Inc. meets the living wage requirements and received Human Rights approval on February 26, 2008.

Prepared by: Jeffrey H. Dehring, Landscape Architect II

Reviewed by: David Konkle, Energy Coordinator

Colin Smith, Interim Manager of Parks and Recreation

Jayne Miller, Community Services Area Administrator

## **Resolution**

Whereas, In January 2006, City Council approved the Master Plan for the City's Public Market;

Whereas, Beckett & Raeder, Inc. (BRI) was awarded a contract on June 4, 2007 to develop contract documents to implement construction of the approved improvements;

Whereas, The Council Approved Market Master Plan identified several elements to renovate the facility and initiation of this contract begins the first phase of the construction work;

Whereas, Phase 1 construction elements throughout the vendor stall areas will include painting of the existing shed framework, replacement and upgrade of all lighting, miscellaneous electrical modification, and installation of a public address/paging system;

Whereas, Competitive bids were sought by the Procurement Office with bids received on February 21, 2008 and Allied Building Services, Inc. was identified as the lowest responsible bidder;

Whereas, This Project is being funded from multiple sources, including the Market Fund, DDA, and Parks Millage funds;

Whereas, Funding in the amount of \$105,209.50 for the Phase 1 Market - Existing Canopy Improvements will be appropriated from the existing fund balance of the Market Fund; and

Whereas, Allied Building Services, Inc. received Human Rights approval on February 26, 2008 and complies with the living wage requirements;

RESOLVED, That the Mayor and Council approve a construction contract with Allied Building Services, Inc., per Bid #3925 in the amount of \$95,645.00, a construction contingency of \$9,564.50 (10%) to cover potential change orders, for a total construction project budget of \$105,209.50 for the life of the project without regard to fiscal year;

RESOLVED, That the Mayor and Council appropriate \$105,209.50 from the Market Fund fund balance to the Farmers Market Project in the Parks Rehabilitation and Development Millage budget for completion of this project;

RESOLVED, That if suitable LED light fixtures can be identified prior to construction, a substitution will be made;

RESOLVED, That the City Administrator is authorized to take all necessary administrative actions to implement this resolution including the authority to approve change orders within the approved contingency; and

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute the contract after approval as to substance by the City Administrator and approval as to form by the City Attorney.