



Legislation Details (With Text)

**File #:** 09-1074      **Version:** 1      **Name:** 11/16/09 Renovation of Cobblestone Kitchen  
**Type:** Resolution      **Status:** Passed  
**File created:** 11/16/2009      **In control:** City Council  
**On agenda:** 11/16/2009      **Final action:** 11/16/2009  
**Enactment date:** 11/16/2009      **Enactment #:** R-09-456

**Title:** Resolution to Approve Contract with Antler Construction to Renovate the Kitchen at Cobblestone Farm and \$50,179.80 Total Construction Project Budget

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
11/16/2009	1	City Council	Approved	Pass

Resolution to Approve Contract with Antler Construction to Renovate the Kitchen at Cobblestone Farm and \$50,179.80 Total Construction Project Budget

Attached for your review and action is a resolution to approve a \$45,618.00 contract with Antler Construction, a \$4,561.80 (10%) construction contingency to cover potential contract change orders for a total project budget of \$50,179.80 to renovate the kitchen at the Cobblestone Farm per Bid #4057.

Cobblestone Farm is heavily used for events such as weddings and other large special events. Since the construction of the barn in the 1980's, the use of the facility has increased, and the kitchen requires renovations to better serve large catered events. Additionally, there is no separate access to the kitchen, so that food and trash must be carried through the main dining area while events are underway. To improve functionality, a dumb waiter and trash chute will be installed, and the space will be reconfigured to better accommodate the level of use.

The Cobblestone Farm Barn Association and Historic District Commission (HDC) staff, have been informed about the project and have provided input, however, as this work is interior to the barn, review by the HDC is not required.

Bid documents were advertised on MITN and on the City's website. Fifteen companies submitted bids for the project as follows:

Antler Construction*	\$45,618.00
Envision Builders, Inc.	\$66,390.00
Bloom Contracting	\$66,491.00
Brivar Construction	\$69,865.00
Hart Carpentry	\$74,530.00
Bernco, Inc.	\$75,047.00
Construction Solutions	\$80,547.00

Baseline Constructors	\$80,800.00
Laux Construction	\$85,650.00
Phoenix Contractors	\$87,500.00
JC Beal Construction	\$88,420.00
Vanston/O'Brien, Inc.	\$90,319.00
W.J. Stewart	\$91,390.00
Heaney General Con.	\$103,744.00
Gordon Martin Builders	\$114,789.00

\*Lowest responsible bid

The low bidder was interviewed and references were checked to make sure that the work could be performed per project specifications.

The resolution includes a recommended construction contingency of \$4,561.80 (10%) to cover potential contract change orders to be approved by the City Administrator. It is requested that a \$50,179.80 total construction project budget be established for the life of the project without regard to fiscal year.

Funding for renovations to Cobblestone Farm Barn is budgeted in the Park Rehabilitation and Development Millage.

Antler Construction meets the living wage and prevailing wage requirements and received Human Rights approval on October 21, 2009.

Prepared by: Amy Kuras, Landscape Architect II

Reviewed by: Colin Smith, Manager, Parks and Recreation Services, Jayne Miller, Community Services Area Administrator

Whereas, The Cobblestone Farm kitchen is in need of renovation to provide space that is more efficient for catered events;

Whereas, Funds for the Cobblestone Farm kitchen renovations are in the FY 2010 Park Rehabilitation and Development Millage budget;

Whereas, Antler Construction was the lowest responsible bidder for the Cobblestone Farm Barn Kitchen Renovations, Bid #4057; and

Whereas, Antler Construction received Human Rights approval on October 21, 2009, and complies with prevailing wage requirements;

RESOLVED, That City Council approve a construction contract, per Bid #4057, with Antler Construction for \$45,618.00 and approve a construction contingency of \$4,561.80 (10%) to cover potential contract change orders for a total construction project budget of \$50,179.80 to renovate the kitchen at the Cobblestone Farm for the life of the project without regard to fiscal year;

RESOLVED, That the City Administrator be 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 be 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.