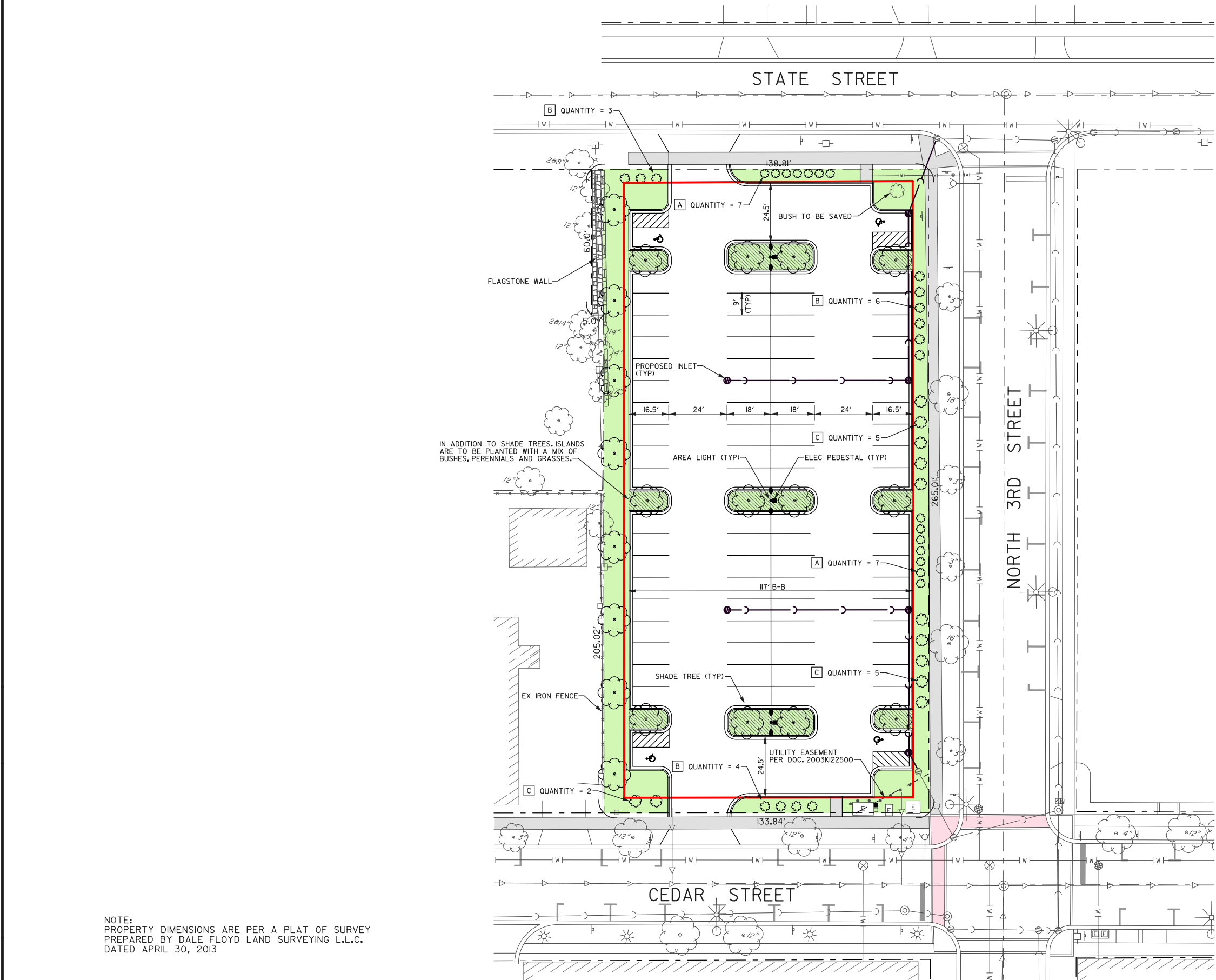
	AGENDA ITEM EXECUTIVE SUMMARY					
	Title:		Recommendation to Approve VFW Parking Lot Construction Agreement			
	Presenter:		James Bernahl and Mark Koenen			
Please check appropriate box:						
Government Operations			X		Government Services 07.22.13	
Estimated Cost:		See discussion below.		Budgeted:	YES	NO
						X
If NO, please explain how item will be funded:						
Executive Summary:						
<p>On June 17, 2013 the City took ownership of the former VFW Building located at 119 N. Third Street. At the July 1, 2013 City Council meeting the City Council approved the contract with American Demolition Corporation for the demolition of the existing VFW building. The demolition of the structure commenced on July 17, 2013. The new parking lot was designed in-house, presented and approved by Historic Preservation and the City Council. The next phase of the project requires the City to enter into a construction contract for the new parking lot. The project scope included reconstruction of the existing lot with the addition of the new lot where the former VFW building was. See exhibit "A".</p> <p>Staff requested proposals from various construction firms to perform the construction activities. Please recall the budget amount for the project was \$200,000. The lowest proposal received was from ALamp Concrete, Inc. for an amount of \$170,660. Based on the lowest proposal it was determined that the total budgeted amount of \$200,000 would be exceeded. To date the City has utilized approximately \$81,000 of the budgeted amount for environmental investigations and demolition costs leaving a balance of \$119,000. Based on the \$170,660 quotation we are \$51,660 over budget.</p> <p>Staff evaluated various cost saving alternatives to construct the lot within the approved budget amount and prepared a modification to the approved plan (See exhibit "B"). The revised proposal from ALamp for Alternative B was in the amount of \$145,353. The revised plan, exhibit "B", shows only grinding, resurfacing, and restriping of the existing southern lot. Further, the new parking lot extending north of the existing lot is proposed to be built conforming to the City's development standards. The proposed modification to the design produced a cost savings of \$25,307 (under the cost based on exhibit A), but still exceeds the budgeted amount by approximately \$26,353.</p> <p>Staff is looking for Committee direction as to which alternative is preferred and also the authorization of additional funds above the original budgeted amount. With this direction, City staff would work with ALamp Concrete on the construction. For your information, the City has worked with ALamp Concrete, Inc. in the past successfully.</p>						
Attachments: (please list)						
Copy of Exhibit "A" – Original approved design Copy of Exhibit "B" – Revised design						
Recommendation / Suggested Action (briefly explain):						
Staff recommends awarding contract to ALamp Concrete Contractors, Inc. for the Construction of the new VFW Parking Lot based on the committee direction.						
For office use only:		Agenda Item Number: 4.n				



SITE DATA

EXISTING ZONING = CBD-2
AREA OF SITE = 35,765 S.F. (0.82 AC.)
GREEN SPACE AREA, EXISTING = 6,975 S.F. (19.5%)
GREEN SPACE AREA, PROPOSED = 7,615 S.F. (21.3%)
INTERNAL PARKING AREA = 30,160 S.F.
INTERNAL GREEN SPACE AREA = 2,960 S.F. (10%)
REQUIRED TREES = 19
PROPOSED TREES = 20
PARKING STALLS = 76
HANDICAP STALLS = 4
SETBACK ALONG STATE STREET = 5.0'
SETBACK ALONG 3RD STREET = 6.5'
SETBACK ALONG CEDAR STREET = 6.4'
SETBACK ALONG WEST LINE = 10.3'

PLANTINGS

- A BUSH HONEYSUCKLE - SPACE 3'-5' O.C.
- B WILD HYDRANGEA - SPACE 5'-8' O.C.
- C RED-OSIER DOGWOOD - SPACE 7'-10' O.C.

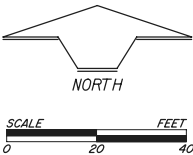


EXHIBIT "A"
NEW PARKING LOT NORTH & SOUTH

