



Kalama City Council - Council Agenda Item Information Form

Agenda Item: 6A – Unfinished Business

Meeting Date: January 4, 2017

Prepared by: Coni McMaster, Clerk/Treasurer

Subject: Library/City Hall Renovation – Award Construction Bid

Summary: The City received 3 bids for this project – see attached. The bids include the base bid, and 2 alternatives.

Base Bid – includes all the interior restoration from the flood and renovations to expand the Library space.

Alternative 1 – includes the work to remove the brick façade and change out the old windows throughout the building

Alternative 2 – included the option to totally redo the heating and air systems in the building to include the Council Chamber area. The Library area will have air and that work is included in the base bid.

Recommendation : The Council needs to award the Base Bid. The Council needs to decide whether to expend the funds to complete either or both of the two alternatives.

Staff recommends that the work to the outside of the building to replace/repair/remove the brick and replace the windows be done as it has long been in the Capital Facilities Plan. It is important that the structure of the building be made whole to sustain it for the life of the interior renovations being made.

Staff does not believe that the Council Chambers air conditioning is necessary enough to expend the amount of funds it will take. With air in the rest of the building and the Chambers being open to those areas it is believed that for the few days a year it would be needed it would not be cost effective. Funds will be needed towards the new police facility.

Included in the Current Year's Budget **YES NO If No – Fiscal Impact:**

Motion Options:

- 1) *The City Council award the base bid and Alternate 1 to the lowest qualified bidder, Centrex Construction of Tigard Oregon for an amount not to exceed \$463,119.00.***
- 2) *The City Council award the base bid only to the lowest qualified bidder, Centrex Construction of Tigard only for an amount not to exceed \$ \$338,000.00.***
- 3) *The City Council award the base bid and Alternates 1 & 2 to the lowest qualified bidder, Centrex Construction of Tigard, Oregon for an amount not to exceed \$ \$482,110.00.***