TO: Mayor Shaun Sipma
Members of the City Council

FROM: Lance Meyer, P.E., City Engineer

DATE: November 1, 2021

SUBJECT: CITY HALL REHABILITATION APPROVE PLANS AND SPECIFICATIONS AND CALL FOR BIDS (4466)

I. RECOMMENDED ACTION
   1. Recommend the Council approve plans and specifications and authorize a call for bids

II. DEPARTMENT CONTACT PERSONS

   Lance Meyer, City Engineer  701-857-4100
   Emily Huettl, Assistant City Engineer  701-857-4100

III. DESCRIPTION
   A. Background
      For the last several months, the building committee and JLG have been planning and designing the rehabilitation of the Wells Fargo Building for City Hall. The process is nearing completion with plans and specifications ready for bid.

   B. Proposed Project
      During the last several weeks, the design team has been meeting with staff and stakeholders to seek the input needed for the project’s design documents. That process is now complete and the plans are ready for bidding.

   C. Consultant Selection
      The project will be out for public bid starting Friday, November 5th.

IV. IMPACT:
   A. Strategic Impact:
      N/A

   B. Service/Delivery Impact:
      N/A

   C. Fiscal Impact:
      Included in the attached presentation material is the final estimated cost for the project. The project currently has a top end budget of $13,818,538 unless council modifies the budget.
## Project Costs

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Cost Estimate</th>
<th>Over/(Under) Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Bid Construction Costs</td>
<td>$ 7,462,236.00</td>
<td></td>
</tr>
<tr>
<td>Add Alternate Construction Costs</td>
<td>$ 1,574,177.00</td>
<td></td>
</tr>
<tr>
<td>Project Soft Costs</td>
<td>$ 5,752,953.00</td>
<td></td>
</tr>
<tr>
<td><strong>Total Project Cost No Alternates</strong></td>
<td>$ 13,215,189.00</td>
<td>$(603,349.00)</td>
</tr>
<tr>
<td><strong>Total Project Cost All Alternates</strong></td>
<td>$ 14,789,366.00</td>
<td>$ 970,828.00</td>
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</tbody>
</table>

The project has been designed with the ability to select all or a selection of alternates to fit the City’s budget. The cost estimate above is an illustration of the high/low estimate at this time.

## Project Funding

City Hall Rehabilitation Project  Budgeted Funds

### V. ALTERNATIVES
Council could choose not to move forward with project bidding. Or council could delay the bidding timeframe.

### VI. TIME CONSTRAINTS
Council must approve the plans and specifications for the project to go out for public bids.

### VII. LIST OF ATTACHMENTS
A. Minot City Hall Rehabilitation November Council Update