



Staff Report Final Acceptance

May 18, 2026 Council Regular Meeting

City Hall Generator Improvements Tapani Electric LLC Final Acceptance

Presenter: Justin Monsrud, Project Manager

Time Estimate: 5 Minutes

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BACKGROUND: On November 25, 2025 Council awarded the construction contract for replacement of City Hall’s Backup Generator to Tapani Electric LLC for the low bid price of \$120,956. The Engineers estimate for this project was \$233,897 and staff received a total of thirteen bids with pricing ranging from \$120,955 to \$476,591.

SUMMARY: The City Hall Generator Improvement Project reached substantial completion on February 17, 2026. All contract work is now finished. This project had one change order to date in amount of \$7,147 for additional utility work associated with replacing City Halls existing sanitary sewer waste line that runs underneath the generator pad. Change order total to date was 5.9% of original contract total. The revised (final) contract total is \$128,103.



BENEFITS TO THE COMMUNITY: This project will reduce disruption to staff and essential services during inclement weather, allowing City Operations to continue.

STRATEGIC PLAN: This project aligns with the Strategic Plan Goal of Stewardship of City Assets.

BUDGET IMPACT: This projects funding comes from the 2023 Limited Tax General Obligation Bond (LTGO) with funds dedicated to major facility maintenance. It is important to note design cost of \$122,850 was associated with retrofitting City Halls Electrical System. In 2025 our existing generator had failure requiring streamlining installation of our new generator separate from a larger improvement to City Hall currently on hold. Below is a breakdown of final project costs

<u>Budget:</u>	
<i>Major Facility Maintenance Funds Remain</i>	\$3,759,092
<i>Design (Windsor Engineering)</i>	\$122,850
<i>Construction Contract (incl'd's CO#1)</i>	\$128,103
<u><i>City Generator Purchase (Sourcewell)</i></u>	<u>\$156,592</u>
<i>Total:</i>	\$407,545

RECOMMENDATION: Staff recommend council accept this project as complete.