



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	SEPTEMBER 14, 2026

ITEM:	Council Action to Award Contract For Fire Department Kitchen Remodel.		
Presenting Item: Aaron Chirpich- City Manager			
DEPARTMENT: Fire		BY/DATE: Daniel O'Brien / September 14, 2026	
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
☐ Community that Grows with Purpose and Equity		☐ Engaged, Effective and Forward-Thinking	
☒ High Quality Public Spaces		☐ Resilient and Prosperous Economy	
☐ Safe, Accessible and Built for Everyone		☐ Inclusive and Connected Community	

BACKGROUND

The Fire Department's 2026 budget includes \$40,000 in Building Fund 411 for the kitchen remodel. In accordance with the City's Purchasing Policy, three competitive quotations were obtained. Because the proposals differed in scope, staff evaluated overall value, exclusions, price certainty, prior performance, and project risk.

Cosney's \$34,974 base proposal includes new cabinets, solid-surface countertops, a farmhouse sink, shop drawings, project management, delivery, and installation. The selected Group C countertop upgrade and removal of the water filling station adjust the total contract amount to \$34,362. Demolition, plumbing connections, faucet installation, and vinyl base molding are excluded and will be coordinated separately.

SUMMARY OF CURRENT STATUS

Cosney Corporation completed the Police Department kitchen renovation in 2025. The completed work met the City's quality expectations, and Cosney remained responsive throughout construction, coordinated its work successfully within an occupied public safety facility, and completed the project with satisfactory results. This documented experience reduces project risk and demonstrates familiarity with City procedures and the operational constraints of a continuously occupied public safety building.

STAFF RECOMMENDATION

Consistent with the City's Purchasing Policy, staff conducted fair and open competition and documented the material differences among the three proposals. Cosney's base price is only about one-half percent higher than Vision's base price, but Cosney includes new solid-surface countertops, a new sink, project management, and a more complete installed package. Hansen & Company Woodworks' lower stated amount is not comparable to a completed project because it is supply-only and leaves major work unpriced.

Cosney's more complete scope demonstrated past performance, familiarity with City procedures, ability to coordinate work in an occupied public safety facility, reduced contract-administration burden, and lower risk of scope gaps and change costs provide the best overall value to the City. Past performance supports the recommendation but is not the sole basis for selection. Staff recommend awarding the contract to Cosney Corporation with the Group C countertop selection.

RECOMMENDED MOTION(S):

MOTION: Move to award the fire department kitchen remodel contract to Cosney Corporation based upon their qualified/responsible proposal, quote, etc. in an amount not to exceed \$40,000 and authorize the City Manager to enter into the related agreement.

ATTACHMENT(S)

2026-04-23 Vision Bid 12673-Columbia Hgts. Fire Station 2026

2026-05-15 Cosney Proposal Columbia Heights Fire Station Kitchen

2026-05-04 Hansen and Co-1553_Quote 260504.pdf