



CITY COUNCIL WORK SESSION

| AGENDA SECTION | WORK SESSION ITEMS |
|----------------|--------------------|
| MEETING DATE | MARCH 1, 2021 |

| | | |
|--|--|---|
| ITEM: | Update on Liquor Store 3 Improvement Project | |
| DEPARTMENT: | Finance | BY/DATE: Joseph Kloiber/February 23, 2021 |
| CITY STRATEGY: <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i> | | |
| <input type="checkbox"/> Safe Community <input checked="" type="checkbox"/> Diverse, Welcoming "Small-Town" Feel | | |
| <input checked="" type="checkbox"/> Economic Strength <input type="checkbox"/> Excellent Housing/Neighborhoods | | |
| <input type="checkbox"/> Equity and Affordability <input type="checkbox"/> Strong Infrastructure/Public Services | | |
| <input type="checkbox"/> Opportunities for Play and Learning <input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population | | |

BACKGROUND:

In September 2020, the City Council authorized staff to seek bids for improvements to liquor store 3, located at 5225 University Ave NE. The goal of that \$200,000 project budget is to improve the visual appeal and security of the facility. This is both to provide customers with a more welcoming shopping experience, and to be an example that encourages neighboring businesses to maintain and invest in their properties.

While preparing the specifications for the project, the architect identified that in addition to the aesthetic improvements to the building, the roof needs to be replaced. Based on the bids received, in December 2020 the City Council awarded the roof replacement contract to Central Roofing, for a total of \$121,620 including alternates. A significant portion of the roofing contract contributes to the visual appeal of the store, as it adds prefinished sheet metal to the perimeter of the roof, the soffits, and a new façade treatment. Weather permitting; the roof work will be performed in the third or fourth week of March.

The remainder of the project has been put for bid as a general contract, to include updated flooring/ceiling/lighting/counters in the sales area, a public restroom that is ADA compliant, and replacement of the failed door and exterior paneling along the alley side of the building. The existing beer cooler and basement storage configuration will be retained as-is.

Staff expects to bring the general contract bids for consideration to the March 22nd City Council meeting, with work to begin following completion of the roof. The store will be closed for up to six weeks for the interior work. Depending on the bids received however, staff may recommend including a contract incentive for early completion, allowing the store to re-open sooner.

ATTACHMENT(S):

Attached are project drawings and other specifications prepared by Buetow 2 Architects Inc., as part of the liquor store 3 general contract bid package.