

Stephenson Building & Downtown Parking Lot

Construction Agreement with QA Construction Services, Inc.

TIRZ Board Meeting
Oct. 6, 2025

Keenan Smith, TIRZ Project Manager
Shawn Cox, Deputy City Administrator
Michelle Fischer, City Administrator



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Contract Negotiation Process



- 9/5/25, 9/11/25, 9/18/25, and 9/25/25 Committee held Value Engineering meetings w/ QA.
- 9/25/25 QA submitted final Value Engineering and Alternate selections based on Committee Consensus.
- 9/29/2025 Committee Recommendation submitted, including value engineering.
- 10/7/2025 City Council consideration of QA Construction Contract.



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Recommended Base Bid Items

Building: \$3,014,000

Parking Lot: \$1,267,000

Total Base Bid: \$4,281,000



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Recommended Alternates

- Alternate No. 1: Replace windows at existing building: \$59,000
- Alternate No. 2: Roof thermal and acoustic insulation at existing building: \$26,000



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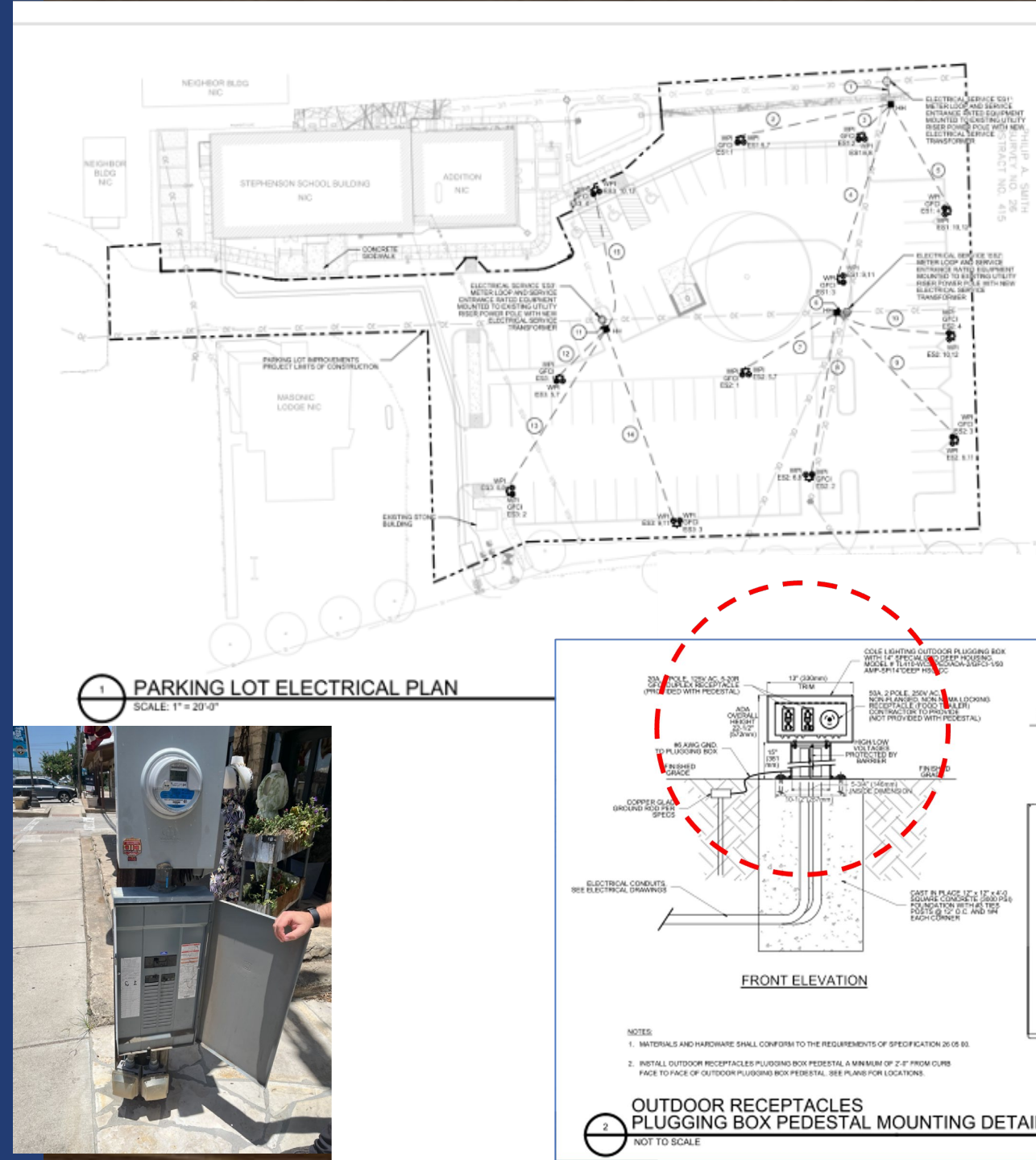
Recommended Alternates

- Alternate A: Parking Lot Power: \$113,000
Facilitates Markets & Community Events
Recommended by Parks & Community Services

Total Add Alternates: \$198,000



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Value Engineering

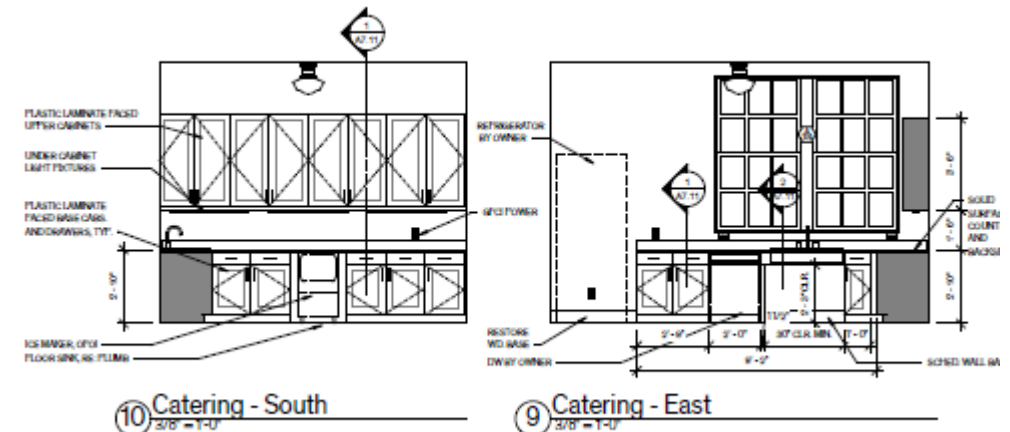
- Eliminated decorative pavers throughout
- City to provide quarry rocks
- Eliminated flagpole
- Eliminated most window treatments
- Eliminated picture hanging system at gallery
- Eliminated overhead cabinets at catering
- Eliminated overhead cabinets at Addition Entry Lobby
- Eliminated counter at Green Room
- Eliminated carpet tile and finished concrete in Addition, instead doing sealed concrete throughout
- Voluntary deduct for lighting fixtures



Total Value Engineering Reductions: (\$31,800)



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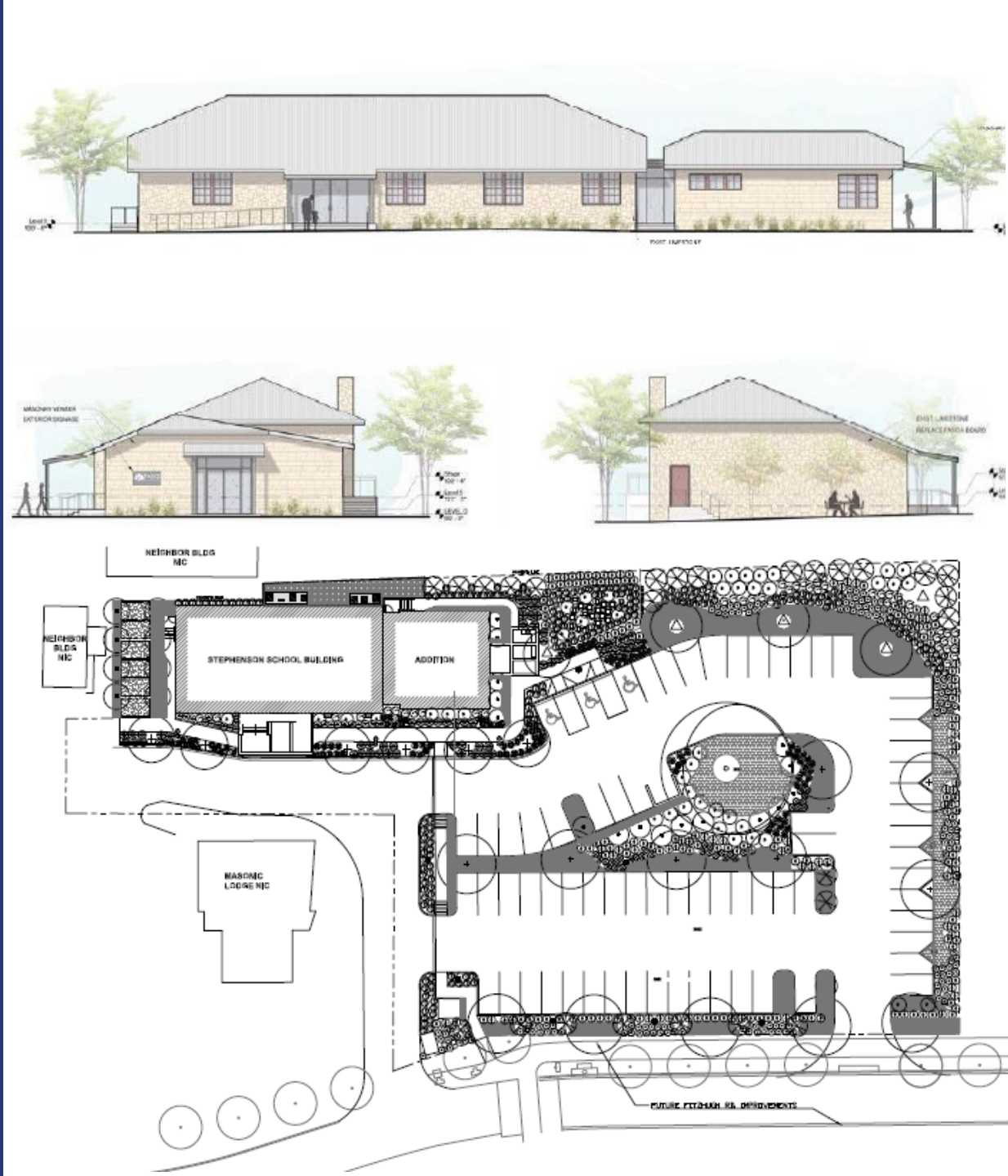
Project Cost & Funding

Base Bid	\$4,281,000
Add Alternates	\$ 198,000
Value Engineering	(\$31,800)

Net Contract Amount: \$4,447,200

Contract Amount	\$4,447,200
10% Contingency	\$ 444,720
Total	\$4,891.920

Debt Issuance Funds	\$4,695,163
Landscape Funds	\$ 200,000
Total	\$4,895,163



Next Steps

- Execute Contract
- Obtain Performance & Payment Bond
- Issue Notice to Proceed on 10/20/2025
- 365 calendar days to complete



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Questions?



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