



To: Mayor Bergquist & Trustees

From: Steve Kudron, Town Manager

Date: June 23, 2025

RE: **Consideration to Approve the Contract for Space to Create Modular Building Units**

**Background:**

The Town's development team has solicited bids for modular residential units of the Space to Create Grand Lake mixed use project's residential component. To streamline the process and find the best manufacturer, several manufacturers were solicited. The Town received four proposals and chose the two companies who provided the most effective proposals. These two were asked for their best and final offer that allowed the units to be completed within the Town's timeline. The team considered cost, quality, references and cash flow requirements. I've included the four bids received and attached a decision analysis.

**Suggested Motions:**

I move to recommend the mayor sign the contract with Northstar Systembuilt for modular building units.

OR:

I move to NOT recommend the mayor sign the contract with Northstar Systembuilt for modular building units.