



STAFF REPORT

MEETING DATE:	April 15, 2024
MEETING TYPE:	City Council
SUBMITTED BY:	Katherine Lindsey
AGENDA CAPTION:	Authorize the City Administrator to execute all necessary contract documents with Big Sky Construction Company, Inc. for the construction of the City Hall facilities in an amount not to exceed a contract sum of \$14,050,000.00 with a contingency in the amount of \$750,000.00. Presented by: James Quin, City Administrator

Background Information

An election was held on November 8, 2022 for the purpose of issuing bonds for the purchase of designing, acquiring, constructing, improving, and equipping a new City Hall. The bond was approved by 72% of voters.

An RFP for Architectural Services and Construction Administration Services for New City Hall Facility was issued on November 11, 2022. The City Council interviewed the top applicants on February 6, 2023 and awarded the contract to Brandstetter Carroll, Inc. on February 20, 2023.

On February 22, 2024 an RFP was published for Competitive Sealed Proposals for the construction of the Hutchins City Hall Building. The bids were opened and read on March 21, 2024. The apparent lowest bidder was Big Sky Construction Company Inc. at \$14,050,000.00.

The City Administrator has negotiated contracts for an Owner/a Contractor Agreement and General Condition of the Contract for Construction for approval for Monday, April 15, 2024 Regular City Council Meeting.

The contingency allowance of \$750,000.00 is included in the base bid amount of \$14,050,000.00.

Budget Implications

The construction cost of the new City Hall building is included in the budget.

Operational Impact

NA

Legal Review

NA

Staff Recommendation

Staff recommends that the City Council authorize Brandstetter Carroll LLC to enter negotiations with the apparent lowest bidder, Big Sky Construction Company Inc., to construct the new City Hall building.

Supporting Documentation and Attachments

1. Resolution
2. Letter of Recommendation
3. Bid Tabulation
4. AIA 1010-2017 (Owner/Contractor Agreement)
AIS 102-2017 (General Condition of the Contract for Construction)