



Exhibit E

TOWN OF LAKE PARK

DEPARTMENT OF PUBLIC WORKS

EVERGREEN HOUSE PROJECT STATUS

Overview of project status and direction for proposed restoration construction



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PROJECT STATUS



- Design plans are 100% complete
- Permit and construction ready
- Town staff completed the bid solicitation for general contracting services
- Due to budget concerns, the project was divided into 2 phases

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PROJECT PHASES

PHASE 1 – EXTERIOR BUILDING HARDENING



- Roof replacement
- Impact windows and doors
- Exterior wood framing repair
- Pressure clean, patch, and paint building exterior
- Construct ADA sidewalk accessible route

PHASE 2 – BUILDING INTERIOR MODIFICATIONS



- Plumbing improvements
- Mechanical (HVAC) improvements
- Electrical improvements
- Interior improvements

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PROCUREMENT / BID RESULTS



Three bid proposals were received



One bidder was disqualified for missing required bid documents, including the required bid bond

QUALIFIED BIDDERS	PHASE 1 (Exterior)	PHASE 2 (Interior)	TOTAL BID
BIDDER 1	\$274,215.72	\$190,070.90	\$464,286.62
BIDDER 2	\$229,387.13	\$243,458.87	\$472,846.00

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PROJECT BUDGET

Grant Funding	\$198,500.00
Town Match	\$198,500.00
TOTAL PROJECT BUDGET	\$397,000.00
Architectural Design Fees	\$78,120.00
REMAINING CONSTRUCTION BUDGET	\$318,880.00

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FUNDING GAP

Budget Shortfall if both Phase 1 and Phase 2 move forward:

\$145,406.62

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OPTIONS FOR TOWN DIRECTION

OPTION 1 – STAFF RECOMMENDED



- Proceed with Phase 1 and a portion of Phase 2 work that the budget allows
- Apply for additional Historical Preservation grant funding to complete the project
- This approach was used to complete the Town Hall restoration
- Town Hall restoration utilized 3 Historic Preservation Grants

OPTION 2



- The Town provides an additional **\$145,406.62** in construction funding

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RECOMMENDED DIRECTION

Staff Recommendation: Proceed with Phase 1, complete only the Phase 2 work the current budget allows, and pursue additional Historical Preservation grant funding for the balance of the project.

