
AGENDA ITEM

TO: Mayor McNeill, Lansing City Council
FROM: Tim Vandall, City Administrator
DATE: August 26, 2024
SUBJECT: City Hall Repairs and Improvements

Policy Consideration: The City had water damage caused by storms on July 4th and July 11th. The City utilized ServePro to abate the immediate issues posed by water damage. Most of the city hall staff has been displaced to the 730 First Terrace building, while the Police Department has been based out of the Council Chambers. While evaluating the building's condition, we began discussing various updates to the building, as the improvements would be easier with the building mostly vacant. The carpet is approximately 15-20 years old, and staff also discussed repainting the drywall. Additionally, we spoke to contractors about potentially rearranging the entry way when entering the Police and Administration sides of the building, which would create more open space. Some contractors submitted their bid individually, while Ronco Construction bid theirs as a general contractor, with costs for their sub-contractors listed in their bid. In that scenario, Ronco Construction would oversee all work in the building, while bids from the other companies would require staff to be more involved in the improvement process.

- Recarpeting the Building
 - Seiferts = \$35,927.20
- Repaint City Hall Interior
 - Swann Painting = \$36,615
 - Intext Painting = \$15,000
- Repair drywall damage, replace ceiling tiles, upgrade entry ways
 - JF Denney = \$45,338
- Re-caulk and seal windows
 - Besel's = \$4272
- Ronco Construction-General Contractor = \$160,000

Financial Consideration: The City could code these expenses to the ARPA fund. The City currently has \$503,037.03 remaining in ARPA funds. If the repairs are coded to ARPA, we would have \$392,446.11 remaining. ARPA funds need to be spent or allocated by 12-31-2024.

Discussions are still occurring regarding our insurance claim with Travelers Insurance.

Action: Approval of bids, plus a 10% contingency, from Seifert's for \$39,519.92, Intext Painting for \$16,500.00, JF Denney for \$49,871.80, and Besel's for \$4,699.20 for a total of \$110,590.92.

AGENDA ITEM #2
