



# CITY OF LAKE FOREST PARK

## CITY COUNCIL

### AGENDA COVER SHEET

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|-------------------------------|--|
| <b>Meeting Date</b>           | December 12, 2024  |
| <b>Originating Department</b> | Executive  |
| <b>Contact Person</b>         | Phillip Hill, City Administrator   |
| <b>Title</b>                  | Resolution 24-1986/Authorizing the Mayor to execute a contract with Accord Contractors, LLC for the construction of the Public Works Facility Material Bin Covers<br><br>Resolution 24-1987/Authorizing the Mayor to execute a contract with Pace Engineers, Inc. for the Construction Services (Project Management & Construction Administration) for the Public Works Facility Material Bin Covers |

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#### Legislative History

- First Presentation – November 7, 2024, Regular City Council Meeting
- Second Presentation December 12, 2024, Regular City Council Meeting

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#### Attachments:

1. Resolution 24-1986/Authorizing the Mayor to execute a contract with Accord Contractors, LLC for the construction of the Public Works Facility Material Bin Covers
2. Agreement with Accord Contractors, LLC
3. Exhibits to Agreement with Accord Contractors, LLC
4. Resolution 24-1987/Authorizing the Mayor to execute a contract with Pace Engineers, Inc. for the Construction Services (Project Management & Construction Administration) for the Public Works Facility Material Bin Covers
5. Agreement with Pace Engineering LLC
6. Exhibit to Agreement with Pace Engineering LLC
7. Pace Engineer, LLC Recommendation of award

## 8. Accord Contractors, LLC Proposal

### Executive Summary

The material bins at the Public Works shop provide for storage of materials such as sand, salt, mulch, and street sweeper collections. The current bins do not meet best practice standards, as they are uncovered and located within proximity of a storm drain box. This project proposes the relocation of the material bin ecology blocks, the demolition of the existing material bin concrete slabs and asphalt between the slabs, the construction of two separate steel-framed roof structures over new concrete slabs and associated footings, the installation of a new concrete slab between the two new material bins, the re-establishment of the existing ecology blocks to establish the material storage bins, and the installation of asphalt from the new concrete slab to the existing asphalt driveway. Additionally, 4-inch diameter stormwater pipe will be installed for downspouts and connect to the existing conveyance system on site.

The roof system and conveyance of associated storm water to the on-site system, will address the current storm drain concerns resulting from the catch basin being located between the currently uncovered two sets of bins.

### Background

#### Contractor

This legacy project is scheduled to begin construction by February 15, 2025, to accommodate winter material storage needs. The project was advertised for bids on July 25, and August 1, 2024, resulting in five firms bidding on the project. Bids were publicly opened on August 15, 2024, with Accord Contractors, LLC (attachment 4) being noted as the apparent low bidder.

Upon further review, by the city's contract engineering firm, Pace Engineering, LLC, an error in Accord's bid schedule was found involving not properly transferring the unit cost to the bid price. Specifically, it involved bid items:

| Item No. | Item Description       | Unit | Unit Cost | Bid Price |
|----------|------------------------|------|-----------|-----------|
| 2        | Construction Surveying | LS   | \$5,000   | \$4,000   |
| 11       | Foundations            | LS   | \$137,750 | \$130,050 |

These were not deemed significant and though the project total ended up being a higher value, it remained the apparent low bidder as reflected in the bid tabulation (attachment 3) and on September 30, 2024, the city received the recommendation of bid award (attachment 3) for Accord Construction, LLC in the amount of \$449,051.78. The engineer's estimate for this project was \$504,991.50.

#### Construction Services

The city's design engineering firm for this project, Pace Engineers, Inc., will provide construction services for this project. The attached proposal (attachment 5) includes a construction services fee of \$53,352.60 – 11.8% of construction costs – and a fee of \$37,511.10 – 8.3% of construction costs, for special inspections.

**Fiscal & Policy Implications**

This project is supported by the Storm Water Management Capital fund. The 2024 Capital Improvement Plan identified a value of \$600,000 to complete this work. There is sufficient budget to support these two contracts.

**Alternatives**

| <i>Options</i>  | <i>Results</i>   |
|---|--|
| <ul style="list-style-type: none"><li>• Adopt the resolutions</li></ul>     | Work on the material bin covers will begin next year                               |
| <ul style="list-style-type: none"><li>• Not adopt the resolutions</li></ul> | Administration will need to rebid the project again – further delaying the project |

**Staff Recommendation**

Review the draft contracts and provide the administration with any questions or requests for additional information. These items are scheduled for approval at the December 12, 2024, Regular City Council Meeting.