



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, July 12, 2022
Category:	AWARD OF BIDS
Type:	ACTION
Subject:	Project ST-024: Baldwin Parking Lot Reconstruction Lot Project - 1) Consider Development Agreement between Qwest Corporation (CenturyLink) and the City of Marshall; 2) Resolution Declaring Official Intent Regarding the Reimbursement of Expenditures with the Proceeds of Tax-Exempt Bonds; 3) Resolution Accepting Bid (Awarding Contract).
Background Information:	<p>This project consists of: reconstruction of the Baldwin Parking Lot adjacent to W. Lyon Street; pavement removal and concrete paved surfacing. The Baldwin Parking Lot is located behind City Hall.</p> <p>The proposed project is included in the 2023 Capital Improvement Plan (CIP) for reconstruction of parking lot surfacing. Limits of reconstruction would include the entire lot owned by the City of Marshall and the portion of the lot owned by Qwest/CenturyLink. The project will remove the existing surfacing and replace with 6" concrete surfacing.</p> <p>The City currently utilizes CenturyLink's property to access angled parking stalls for permitted City vehicle parking. The City relies upon an access agreement that has been in place since 1993 for this use of CenturyLink's property. The access agreement allows for City-use to access parking stalls, and in return the City is responsible for snow removal and maintenance of the lot.</p> <p>City staff has worked with our City Attorney and Qwest's real estate department to draft a development agreement that allows for the reconstruction of the Qwest/CenturyLink access and parking area in addition to the City-owned parking lot area. It is staff's opinion that the end result will be the best possible product for the City of Marshall. The Qwest-owned access area is used heavily by the City of Marshall staff and general public to access the adjacent public parking and public alley. With downtown parking being at a premium, staff believes that the existing arrangement has been mutually beneficial for both Qwest/CenturyLink and the City of Marshall.</p> <p>On June 29, 2022, bids were received for the above-referenced project. Three bids were received as shown on the attached Resolution Accepting Bid. The low bid was from R&G Construction Co. of Marshall, Minnesota, in the amount of \$159,515.77. The engineer's estimate for the construction portion of the project is \$184,853.00.</p>
Fiscal Impact:	<p>The proposed project is included in the 2022 capital improvement plan (CIP).</p> <p>The above-referenced project, or a portion thereof, may be financed by the sale of bonds with repayment coming from assessments and Debt Service Fund Levy. It is required that action be authorized by City Council via Resolution Declaring Official Intent Regarding the Reimbursement of Expenditures with the Proceeds of Tax-Exempt Bonds.</p>

	<p>Attached is the “Resolution Accepting Bid” awarding the contract to R&G Construction Co. of Marshall, Minnesota, in the amount of \$159,515.77.</p> <p>The estimated total project cost including 5% allowance for contingencies and 16% for engineering and administrative costs is \$194,290.21.</p>
Alternatives:	No alternative actions recommended.
Recommendations:	<p>Recommendation No. 1 that the Council approve entering into the attached Development Agreement with Qwest Corporation for Project ST-024: Baldwin Parking Lot Reconstruction Project.</p> <p>Recommendation No. 2 that the Council adopt RESOLUTION NUMBER 22-065, which provides for Resolution Declaring Official Intent Regarding the Reimbursement of Expenditures with the Proceeds of Tax-Exempt Bonds for Project ST-024: Baldwin Parking Lot Reconstruction Lot Project.</p> <p>Recommendation No. 3 that the Council adopt RESOLUTION NUMBER 22-066, which provides for the Resolution Accepting Bid (Awarding Contract) and authorizing entering into an agreement with R&G Construction Co. of Marshall, Minnesota, in the amount of \$159,515.77 for Project ST-024: Baldwin Parking Lot Reconstruction Lot Project.</p>