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MINUTES OF THE PROCEEDINGS  
OF THE BURLINGTON, IOWA CITY COUNCIL

Special Meeting No. 1  
January 25, 2016

The Burlington City Council met in special session at 4:30 p.m. in the Thomas J. Smith Council Chambers, City Hall with Mayor Pro-Tem Davidson, Council Members Fleming and Wilson present. Mayor McCampbell was absent. Council Member Scott arrived at 4:38 p.m.

SPECIAL MEETING NOTICE ACKNOWLEDGED

RESOLUTION:

Introduced By: Wilson                      Seconded By: Fleming

1. Resolution Awarding Contract for the 2016 Depot Great Room Renovation Project

DISCUSSION: The Public Works Director stated that sealed bids were received on January 15, 2016 and five bids were received. He stated that Klingner and Associates reviewed the bids. He stated that \$705,000.00 was currently available as follows: \$480,000.00 grant funds; \$120,000.00 City funds and \$105,000.00 Friends of the Depot. He stated that the projected project cost of the project was \$671,974.00. He stated that ideally it would be a good idea to retain 10% of the construction cost for potential change orders which would bring the costs to \$734,696.00, but he was recommending a 5% contingency. He stated that there were five alternates to the project, but additional funding would need to be raised by Friends of the Depot. He stated that he was recommending that the Council award the project to Schickedanz Construction in the amount of \$627,211.90. Council Member Wilson stated that she has heard concerns about not awarding the project to a local contractor. The Director of Administrative Services stated that bids above \$40,000.00 the City must follow State Code, which would be the lowest responsible bidder. Mayor Pro-Tem Davidson stated that the combination of Schickedanz Construction and Klingner did the Downtown Facade Project, which ended up being over cost. The Public Work Director stated that Schickedanz Construction and Klingner were both aware of the issue with the overages with the Downtown Facade Project and the City will be doing contract oversite of the project. The City Manager stated that the Downtown Facade Project was more than \$200,000.00 of the base bid, so when changes were made to the project there were additional design costs. He stated that the bid for the 2016 Depot Great Room Renovation Project was under costs of the preliminary estimate. He stated that as change orders come in they need to be watched and realistic. Council Member Fleming stated that it was a good project. Council Member Scott arrived to the meeting at 4:38 p.m. The Public Works Director gave a brief overview for Council Member Scott of the contract costs. All present had opportunity to speak and nothing additional is filed in the office of the City Clerk.  
(VOTE: 4 - "AYES")

ADOPTED

ADJOURNMENT: 4:39 p.m.

APPROVED: February 1, 2016

Kathleen P. Salisbury, MMC  
City Clerk

Jim Davidson  
Mayor Pro-Tem

(See recording on file in the office of the City Clerk for complete discussion and documentation.)