



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Austin Messerli
Agenda Item ID / Number: 2026-292- / J.3

ITEM TITLE: Deliberation and possible action to award Bid #26-094 to MTL Construction, LLC for the City Park East Parking Lot (P19) Project for \$585,776.89, to authorize the City Manager to execute said contract, and to authorize the City Manager to execute potential change orders to the contract, not to exceed the amount permitted under state law, including authority to approve individual change orders increasing or decreasing the contract price by \$50,000 or less, provided that the cumulative total of all change orders shall not increase or decrease the original contract amount by more than twenty-five percent (25%) (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The City solicited an invitation for bid for the FY26-094 City Park East Parking Lot Project from February 4th to 26th. We received six (6) total submissions. The team reviewed the provided bid tab and called the references of the two lowest bidders. To summarize the bids here was the order lowest to highest: MTL Construction, LLC, Mills Construction LLC, Bennett Paving Inc., Lone Star Sitework, LLC, Patin Construction, Jerdon Enterprise, L.P. The bid tab is attached for reference. Our design team reviewed the bid proposals to confirm there were no miscalculations and provided a recommendation letter (attached). Construction is anticipated to take 80 calendar days in total, with work starting in late April.

Attached is a copy of the partially executed contract for review, partially executed by the vendor.

2. BACKGROUND/HISTORY

IFB #24-020 City Park Parking Lot Expansion project was initially bid as one project with a cost for each parking lot provided. The project was awarded for bid at the January 3rd, 2024, City Council, but included the east parking lot as an additional alternate bid item. The direction was to construct the north and west parking lots and defer construction of the east parking lot to a later date due to funding constraints.

In January 2024, a different contractor bid \$584,330.70 to construct the east parking lot, the largest of the three (3) parking lots.

The east parking lot improvements include adding approximately 134 parking spaces with an asphalt surface. The scope of the project includes grading and drainage, importing borrow fill material, sub-grade preparation, flexible base, asphalt with curb and gutter, landscaping, revegetation of disturbed areas, signage, striping, etc. The Team organized and prepared the project for bid, with advertisements running from February 4th through 26th. The City solicited an invitation for bid and received six (6) submissions at the Bid Opening on February 26th. The six (6) bids were from MTL Construction, LLC, Mills Construction LLC, Bennett Paving Inc., Lone Star Sitework, LLC, Patin Construction, Jerdon Enterprise, L.P. The City called references for the two (2) lowest bids. At the same time, our design team reviewed the proposal and certified the bid tabulation to confirm there were no miscalculations.

3. ANALYSIS

The City received six (6) bids ranging from \$585,776.89 - \$1,173,329.00. The team reviewed the bid packages for appropriate bonds, reviewed the bid tabs, and called references for the two (2) lowest bids. At the same time, our design team prepared the bid tabulation to confirm there were no miscalculations and a recommendation letter, both of which are attached and provided as references.

4. FINANCIAL IMPACT

The recommendation to award MTL Construction, LLC to construct the F City Park East Parking Lot (P19) for \$585,776.89 is under the available funds on this project (\$725,000.00 - included in 2026 Certificates of Obligation).

5. STRATEGIC PLAN/GOALS

FUN EXPERIENCES FOR ALL

6. STRATEGIC PLAN OBJECTIVES

Have a successful Amphitheater with a variety of performances with resident attendance

7. PROS AND CONS

Pros: Expands parking availability and event options for City Park. Strong competitive bidding with Six (6) bids received.

8. ALTERNATIVES

Rebid the projects with hope the cost is reduced and receive additional bidders.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Approve to award MTL Construction, LLC for the City Park East Parking Lot (P19) Project for \$585,776.89, to authorize the City Manager to execute said contract and any potential change orders associated with the contract, not to exceed the amount permitted under State law.

Attachments:

[Presentation - City Park East Parking Lot.pdf](#)

[CityPark_EastParkingLot_RecommendationLetter&BidTab.pdf](#)

[CityPark_EastParkingLot_ScoringSheet.pdf](#)

[26-094 MTL Construction LLC City Park East Parking Lot Construction Contract \(Vendor Signed\).pdf](#)