



REGULAR AGENDA ITEM NO. 8.A.

FOR COUNCIL: May 8, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and Action on an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2024, and an Ordinance Authorizing a Construction Agreement Between the City of Bloomington and AFE Construction, LLC, for the Economic & Community Development Department Remodel (Bid #2023-34) in the Amount of \$577,550, as requested by the Public Works Department and the Economic & Community Development Department.

RECOMMENDED MOTION: The proposed Ordinance be approved.

STRATEGIC PLAN LINK:

Goal 2. Upgrade City Infrastructure and Facilities

Goal 3. Grow the Local Economy

Goal 6. Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE:

Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service

Objective 3e. Strong working relationship among the City, businesses, economic development organizations

Objective 6b. Downtown Vision and Plan used to guide development, redevelopment and investments

BACKGROUND: If approved, the City will enter into an agreement with AFE Construction, LLC, for the Economic & Community Development ("ECD") Department Remodel. Department staff members are located on the second and third floors of the Government Center, which minimizes staff interactions and the existing space was not built to accommodate the existing department, a department that has changed since the space was originally constructed to meet community needs. The separation of staff also creates challenges for contractors, building and development customers, and the general public. Consolidating the department in one location minimizes many of these challenges and creates a more cohesive work environment.

ECD's office space has not had any major improvements since its original construction in 2003. The proposed improvements include the installation of new mechanical, electrical, plumbing, and life safety upgrades, carpeting, paint, window treatments, and reconfiguring existing cubicles and workstations. The remodel also includes constructing a new conference room, reception area, and breakroom.

The remodel is the next piece of an ongoing city plan to once and for all address long-standing space needs by better utilizing existing space. The plan is to "consolidate" most departments into the Government Center, with fewer departments remaining off-site, and create a one-stop location for residents to do business with the City. The Hub, the one-stop

front door to the City, has been created and we have completed 9 of 13 relocations/buildouts.

The project was advertised by the City to solicit competitive bids. Bids for this agreement were received until 11:00 a.m. on Monday, April 10, 2023, electronically via the City's eProcurement Portal, *OpenGov*. Two bids were opened on April 10th. Although one of the bids was from a local vendor, the City's Local Preference Policy does not impact the award. Contingency is included in the bid and shall be used for unforeseen issues which may arise during the project. This contingency shall be at the City's sole discretion and any amount not used during the project shall revert to the City and not be paid to the contractor. A full bid tabulation is attached.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Invitation to Bid was advertised in *The Pantagraph* and *OpenGov* on March 27, 2023, and a pre-bid meeting was held at 1:30 p.m. on March 31, 2023.

FINANCIAL IMPACT: Although not included in the FY 2024 Budget, due to a delay in other projects in FY 2023, funds are available in the Capital Improvement Fund for this project. The expense will be charged to the Capital Improvement Fund-Buildings account (40100100-72520). Stakeholders can locate the Capital Improvement Fund Budget in the FY 2024 Proposed Budget Book titled "Other Funds & Capital Improvement" beginning on page 62. Since the project was not included in the FY 2024 Budget, a budget amendment is required. Please see the "Exhibit" for account details.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035: Goal PS-4. (Intergovernmental Cooperation); and Objective PS-4.1. (Enhance existing intergovernmental cooperation across all public services).

Respectfully submitted for consideration.

Prepared by: Russ Waller, Facility Manager

ATTACHMENTS:

[PW 3B Ordinance - Budget Amendment](#)
[PW 3C Ordinance Exhibit A Capital Improvement Fund](#)
[PW 3D Ordinance - Contract](#)
[PW 3E Contract](#)
[PW 3F Bid Tab](#)