



CITY OF IOWA CITY COUNCIL ACTION REPORT

September 5, 2023

Resolution approving project manual and estimate of cost for the construction of the 2023 City of Iowa City Parking Garages Maintenance and Repair Mechanical Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Prepared By:	Ethan Yoder, Civil Engineer
Reviewed By:	Jason Havel, City Engineer Ron Knoche, Public Works Director Geoff Fruin, City Manager
Fiscal Impact:	\$145,000 available in the Parking Facility Restoration Repair Account #T3004
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Resolution

Executive Summary:

The project generally includes stair tower HVAC improvements and associated electrical equipment at the Tower Place, Chauncey Swan, and Court Street parking ramps. Infrared scanning of electrical equipment at the Harrison Street parking ramp is also included as a part of the project.

Background / Analysis:

This annual project addresses maintenance, rehabilitation, and repairs on the City's parking garage structures. The items within this year's annual project were either identified and programmed within the City's Five-Year Condition Review and Proposed Repair and Maintenance Master Plan, June 2020, or have manifested themselves in the past year.

This work was originally included as a part of the 2023 City of Iowa City Parking Garages Maintenance and Repair Project that was bid on July 18, 2023. As a part of that bid letting, only one bid was received and it exceeded the Engineer's Estimate of Probable Cost by more than 60%, resulting in the City rejecting the bid.

Based on information received from contractors following the letting of the 2023 City of Iowa City Parking Garages Maintenance and Repair Project, it was recommended by the City's consultant to split the project into two separate projects, one focusing on MEP repairs and the other focusing on structural repairs. This is expected to make the project more appealing for contractors that do not perform both types of work.