

Memorandum

TO: City Council
FROM: Renee Eisenbeisz , Assistant City Manager
DATE: February 3, 2025
SUBJECT: Awarding the bid for the city hall and parks and recreation office remodel project
ITEM NUMBER: 10.a
SECTION: GENERAL BUSINESS

REQUESTED MOTION

To approve resolution no. 25-06 awarding the bid for the city hall and parks and recreation office remodel project to Ebert Inc., dba Ebert Companies for the amount of \$1,377,000 and authorizing the mayor and city manager to execute a construction contract.

INTRODUCTION

The adopted capital improvement program includes a project to remodel city hall and parks and recreation offices to take place in 2024 and 2025. Staff have been working with the BKV Group since March on the remodel design. The city council approved the plans and specs and authorized the taking of bids for the project at their December 16, 2024 meeting. The city council also approved an intent to bond for the project at their December 16 meeting.

Electronic bids were received and opened on January 23. The city council is now being asked to award the bid for the project to Ebert Inc., dba Ebert Companies.

DISCUSSION

Since city hall and the community center was built in 1990, there have been minimal changes made to staff offices besides cosmetic changes. Our current office areas have large private offices and workrooms, no open collaboration space or focus rooms, and few conference rooms. All of these combined do not allow for an efficient use of space or collaborative work environment. Based on this and our future staffing needs, this project was placed in the CIP. The goal is to maximize space, improve efficiency and functionality, and create a modern and collaborative work environment. The project includes the following updates:

- Expand the footprint of the parks and recreation office area and create new offices, workstations, and meeting spaces
- Demo the private offices on both levels of city hall to create new offices, workstations, meeting spaces, and workrooms
- Update the front counters in all three areas to be more modern, as well as safe

Staff are confident that this new design meets all of our goals and future needs.

The total cost for the project, including construction, furniture, and finishes is estimated at \$1.7 million. The city received 10 bids with nine of them being accepted. Based on the bid

amounts below, Ebert Inc., dba Ebert Companies, is the lowest responsible bidder. Ebert is currently working with the city on the redevelopment of Bobby Theisen Park. The city has also worked with them in the past.

Contractor	Bid total
Ebert Inc., dba Ebert Companies	\$1,377,000.00
Weber, Inc.	\$1,417,000.00
Met-Con Construction, Inc.	\$1,462,900.00
KUE Contractors Inc.	\$1,486,661.00
Dering Pierson Group	\$1,511,752.00
JPMI Construction Co.	\$1,539,000.00
GCM Construction	\$1,587,105.00
Morcon Construction Co., Inc.	\$1,600,000.00
Brennan Construction of MN, Inc.	\$1,680,000.00
Construction Results Corporation	Bid Rejected

It's estimated that construction will begin later this month in the parks and recreation offices and last approximately six months.

RECOMMENDATION

It is recommended that the city council approve resolution no. 25-06 awarding the bid for the city hall and parks and recreation office remodel project to Ebert Inc., dba Ebert Companies for the amount of \$1,377,000 and authorizing the mayor and city manager to execute a construction contract.

ATTACHMENTS

[Resolution 25-06](#)

[Parks and recreation office layout](#)

[City hall, upper level office layout](#)

[City hall, lower level office layout](#)