

## Legislation Text

---

**File #:** BILL NO. 20-48, **Version:** 1

---

An Ordinance awarding the bid for Project No. 570 for the 4th and Main Parking Lot to Mega Industries Corporation in the amount of \$231,773.00 and authorizing the City Manager to execute an agreement of the same for the City of Lee's Summit, Missouri. (PWC 3/2/20)

An Ordinance awarding the bid for Project No. 570 for the 4th and Main Parking Lot to Mega Industries Corporation in the amount of \$231,773.00 and authorizing the City Manager to execute an agreement of the same for the City of Lee's Summit, Missouri.

### Key Issues:

- Additional public parking has consistently been recommended in various downtown parking studies and the Downtown Master Plan since 2001.
- A public parking facility was approved by voters as part of the 2017 Capital Improvement Sales Tax Renewal.
- The proposed public parking lot will serve as an interim facility until the proposed garage is scheduled and will provide an additional 37 long-term public parking spaces near the intersection of 4th Street and E. Main Street.
- Construction bids were publicly solicited through the competitive bidding process.

### Proposed City Council Motion:

FIRST MOTION: I move for a second reading of an Ordinance awarding the bid for Project No. 570 for the 4th and Main Parking Lot to Mega Industries Corporation in the amount of \$231,773.00 and authorizing the City Manager to execute an agreement for the same for the City of Lee's Summit, Missouri.

SECOND MOTION: I move for adoption of an Ordinance awarding the bid for Project No. 570 for the 4th and Main Parking Lot to Mega Industries Corporation in the amount of \$231,773.00 and authorizing the City Manager to execute an agreement for the same for the City of Lee's Summit, Missouri.

### Background:

Additional downtown public parking has been recommended and supported through various downtown parking studies, downtown master plans, and redevelopment projects. City Council prioritized downtown public parking based on these studies and plans. In 2017, the voters approved a fifteen year extension of the

½-cent Capital Improvement Sales Tax that included a Downtown Parking Project.

Council's guidance to City staff has been it wanted to cash flow projects in the CIP Sales Tax fund instead of debt financing projects. Cash flow projections limit the ability to build a parking garage immediately. However, with the pressing need for additional parking, and a desire to acquire property before it further inflated in value, staff recommended constructing a surface parking lot for now. This approach was supported by Council as well as key stakeholders, which included Downtown Lee's Summit Main Street.

In August of 2018 the City acquired property located at SE 4th and SE Main Streets. As part of the standard due diligence investigations before purchase, Phase 1 and Phase 2 environmental site assessments were performed on the property. No significant issues were found. The property is approximately one-half acre in size and accommodates a surface parking lot for downtown public parking.

The public parking lot will meet parking demands until such time as the planned parking garage identified in various downtown parking studies is necessary and the cash balance is accumulated for future construction.

The proposed parking lot will have 37 parking spaces, inclusive of 2 ADA parking spaces with accessible aisle. The parking lot will be curbed and include minor landscaping elements and a "Green Infrastructure" approach to manage storm water in the urban environment. This design is intended to substantially comply with UDO requirements for parking lots. The City's Public Works Department designed the parking lot improvements in-house.

The City has not yet acquired the remaining (adjacent) property needed for structured parking. The property acquisition process is on-going and part of the current CIP.

A budget of \$1,000,000 was approved in the FY2020 Capital Improvement Plan for the initial public parking lot and property acquisitions. Long term, the parking structure is estimated to cost \$8,000,000 which will be programmed approximately 8 to 12 years from now. The parking garage would require additional property acquisition, which City staff will continue to pursue with the current project funding.

Mega Industries Corporation's bid is more than the engineer's estimate of \$156,205.00, but well under the money budgeted for this project. The 3 bids received ranged from approximately \$232,000 to \$286,000. An evaluation of the bids and line items did not find anomalies or discrepancies. City staff discussed the bids with the 2 low bidders, and both had very sound justifications for their pricing. All three bidders have done previous work for the City and all three have performed very well on those past projects. Based on these reviews, evaluations, and discussions, it is City staff's opinion the Engineer's estimate underestimated several line items and unit prices. Mega Industries has completed other projects using the permeable pavement materials specified in the project's bid documents. It is City staff's recommendation to award the construction contract for the 4th and Main Parking Lot to Mega Industries Corporation who was the lowest and best bid.

#### Other Information/Unique Characteristics:

Public Works Engineering issued the bid for Project No. 570 on January 31, 2020. The bid was advertised and potential bidders were notified through QuestCDN and on the City's website. A Pre-Bid Conference was held on February 7, 2020. Three responsive bids were received by the February 21, 2020 bid opening date. Mega Industries Corporation was determined to be the lowest and most responsible bidder by City staff and City Staff is recommending awarding the contract to Mega Industries Corporation in the amount of \$231,773.00.

Construction Timeline:

Construction is estimated to start at the beginning of April with 60 days to substantial completion. If the work starts in early April, then the parking lot work should be completed prior to the annual Downtown Days Special Event.

Dena Mezger, Director of Public Works

Recommendation: Staff recommends approval.

Committee Recommendation: The Public Works Committee voted 2-1 (Councilmember Edson "Absent"), to recommend to City Council approval of an Ordinance awarding the bid for Project No. 570 for the 4th and Main Parking Lot to Mega Industries Corporation in the amount of \$231,773.00 and authorizing the City Manager to execute an agreement for the same for the City of Lee's Summit, Missouri.