



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Engineering & Public Works
Walter Denton, City Administrator
Date: December 21, 2009
Subject: RESOLUTION – City Hall Annex Improvements

List of committees that have reviewed: None

Background: Due to the deteriorating condition and mold problems of the Fire Department's Administrative Offices at the Old City Hall, the City of O'Fallon has a need to make improvements to the City Hall Annex (200 S. Lincoln, old First Bank building). Such improvements will allow the building to house the Fire Department's Administrative Offices. Additionally, an area will be set aside for Fire Department training (collocated near the Fire Officers' offices that provide that training), City Department meetings that require a larger space than is currently available in City Hall, and for use by the general public as needed. This area will be separate from the Fire Department offices and have required ADA-accessible restrooms that the building does not currently have. The conference or meeting room will be used by Public Works for its many public meetings and will have fixed mapping displaying City infrastructure. This room will also function as Public Works' control center in case of a disaster. Please see attached for layout.

To accomplish this project, Public Works is asking to be in effect the general contractor. We have sought proposals from various local contractors - Kruep Construction, Maxson Plumbing, Mac Electric, Flooring Fashions, Hursey Telecom, and Schneider Painting. These contractors have an excellent track record in providing similar services to the City of O'Fallon. Staff will provide overall management/integration of these services to accomplish the project.

Legal Considerations, if any: None, beyond normal consideration when contracting for alteration and repair construction services.

Budget Impact: Please see attached for a breakdown of funding. The Fire Department and Public Works have funding available to support this work.

Staff recommendation: Staff recommends approval of contracts with Kruep Construction, Maxson Plumbing, Mac Electric, Flooring Fashions, Hursey Telecom, and Schneider Painting. The estimated cost of these services as well as the procurement of the restroom furnishings is \$119,107.00.