

COUNCIL DECISION REQUEST

SUBJECT: Main Street Parking Lot

MEETING DATE: Aug. 16, 2007

PAYSON GOAL: NEW: EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon Garrett, Town Engineer

AMOUNT BUDGETED: \$220,000

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$140,000

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED: \$0

EXHIBITS (If Applicable, To Be Attached): Letter from Intermountain West Civil Constructors, Inc.

POSSIBLE MOTION

I move to accept the proposal from Intermountain West Civil Constructors, Inc. for the construction of the Main Street Parking Lot as bid on March 22, 2005 and authorize the Mayor to sign all necessary contract documents.

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

In March, 2005 the Town of Payson received bids to construct the Westerly Road Improvement District. This project included completing Westerly Road between Main Street and Aero Drive. It also included constructing a 75 space parking lot on Town property immediately west of Westerly Road. The bid cost was \$243,326. Intermountain West Civil Constructors, Inc was the only bidder on the project. At that time the Town Council decided to move the parking lot to Phase 2 and only construct roadway portion of the project. The discussion then was to wait to construct the parking lot until there was more demand for the additional parking.

The demand for that additional parking is now here. Intermountain West Civil Constructors, Inc. is in the process of developing the vacant property at 405 W. Main Street. In order to construct the proposed uses on their property they need approximately 30 additional off-site parking spaces. Intermountain West was the low bidder on the original project. They have proposed to the Town to extend their Bid Bond from the March 2005 bid until August 31, 2007. This will allow the Town to construct the parking lot now using 2005 prices which amounts to a substantial savings. The proposal is that Intermountain West will pay approximately 40% of the construction cost and the Town paying approximately 60% of the construction cost using the 2005 prices. The Towns estimated share for this parking lot is \$140,000. There is currently \$220,000 in the budget to pave this parking area. By partnering with Intermountain West the Town will save approximately \$80,000.

Staff has reviewed this concept with the Legal Department and they determined it is an appropriate action.

Staff recommends accepting the proposal and entering into a construction contract with Intermountain West Civil Constructors, Inc. to partner on the construction of the Main Street Parking Lot with the Town paying approximately 60% of the cost and Intermountain West Civil Constructors, Inc. paying approximately 40% of the cost.

AUG 16 2007 J.L.

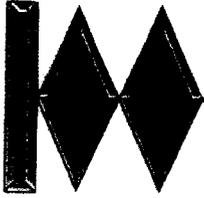
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PROS: This will provide additional parking in the Main Street area for the existing businesses and for events on Main Street such as the Antique Auto Show, Electric Light Parade, Etc.

CONS: None

PUBLIC INPUT (if any): None

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes): The Main Street Redevelopment Committee is in favor of constructing this parking lot as soon as possible.



INTERMOUNTAIN WEST
CIVIL CONSTRUCTORS, INC.

July 30, 2007

Town of Payson
Attn: LaRon Garrett
303 N. Beeline Hwy
Payson, AZ 85541

Re: Main Street Parking Lot

LaRon,

As you are aware, the Proposed Payson Physical Therapy Building to be constructed at 405 Main Street will require some offsite parking. Its location is just North but adjacent to the proposed public parking lot that was to be constructed with the Westerly Road Improvement District. Since it fell short of the budget and therefore still needs to be constructed, I am proposing to partner with the Town to construct it along with this development. The developer will construct and pay for the parking lot all the way from Westerly Road to their West property line, which will be approximately 40% of it. If the Town would like to participate at this time to do the remaining 60%, InterMountain West is willing to honor the unit prices bid to construct the parking lot in the Westerly Road contract in 2005 and are willing to at this time to extend our bid bond to August 31, 2007.

Respectfully,



Kyle R. Randall
President