



# **Construction Bid Policy for Public-Private Projects**

# Project History

---

- **Hyatt Hotel** – *Hotel, Parking Garage, Conference Center*
- **Eaton Place** – *apartment-retail renovation, new construction of apartments & garage*
- **Hotel at Old Town** – *Hotel renovation and Parking Garage new construction*
- **Old Town Square** – *Plaza, Streets and Parking Structure with Retail*

# Project History

---

- **WaterWalk** – *Gander Mountain, Parking Garage, WaterWalk Place*
- **Exchange Place** – *Boomerang Parking Garage*
- **WaterWalk Hotel Project** – *Fairfield Inn and Suites*
- **Douglas Place Project** – *Ambassador Hotel, Parking Garage and Urban Park*

# Current Policy

---

- Charter Ordinance No. 203 – *cannot be waived without amendment (61-day delay)*
- Applies to “Preferred Developer” Projects and Industrial Revenue Bond Projects.
- Allows Developers to select Contractors without competitive bidding.
- Requires approval of Development Agreement by 2/3 majority vote.

# Policy Update Process

---

- Peer Cities Review – *telephone survey of cities in KS and surrounding states*
- Development Coordinating Committee (DCC)
- Economic Vitality and Community Development Management Team
- City Manager's Developer Advisory Council

# Policy Update Process

---

- Concepts Considered:

- Super Majority approach – *project with more than x% city funding to be competitively bid*
- Hybrid approach – *require RFP with any City funding; require bid with City funding above x%*
- Business Reason approach – *balance developers' needs with City policy concerns*

# Recommendation

---

- Any construction project fully funded by City shall be competitively bid
- City funding co-mingled with private funding shall be restricted to parking structures
- City funding will be based on dollar amount per stall in development agreement
- Developers will be allowed to select general contractors without bids

# Comments and Questions