



City Council

FILE#: ID 25-4931

MEETING DATE: 9/23/2025

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Jason Hart, Capital Programs Manager

SUBJECT:

Discussion and Action: Award of Main Street Commons Bathroom Building and Concessions Building Project to Merrill Development, Inc. (*Jason Hart*)

FUNDING SOURCE:

Capital Improvement Plan (CIP) - Community Donations, Grant Funds and General Funds.

PURPOSE:

To consider the award of the Base Bid contract (500676) for the Main Street Commons Bathroom Building and Concessions Building Project in accordance with City Code §§ 3.10.010.2 (A.R.S. Title 34) and 3.10.030.1.

BACKGROUND:

With the completion of the Main Street Commons Project, the City hired Think Architect to design the bathroom and concessions buildings and ultimately produce a set of plans and specifications for bidding purposes. On August 6, 2025, sealed bids were opened for the project and seven (7) bids were received in response. The seven responsive bids were as follows:

Merrill Development = \$1,059,423
Concord General Contracting = \$1,266,917
T.R.Orr, Inc = \$1,408,523
Canyon Building & Design = \$1,444,446
Diamond Ridge Development = \$1,450,000
Precise Building, Inc. = \$1,541,387.58
Hunter Contracting Co. = \$1,911,777

COMMUNITY IMPACT:

The construction of the bathroom and concessions buildings in the Main Street Commons will enhance the use of this event space by attracting more events in our downtown area and providing a setting for our residents to connect with each other at a centralized social gathering space.

FISCAL IMPACT:

The design and construction work already completed at Main Street Commons is significantly under budget, largely due to the amount of outside dollars used to complete the work. The City secured approximately \$2.7 million in grants and contest winnings for the project, and another \$500,000 in grant funds is probable.

Funding is allocated and available in the Fiscal Year 2025-26 Capital Improvement Plan, Main Street Commons Project, in the amount of \$400,000 in the form of community donations (Go Lake Havasu and Partnership for Economic Development) and \$659,423 from the General Fund.

ATTACHMENTS:

Bid Tabulation

Letter of Recommendation

SUGGESTED MOTION:

I move to award the base bid for the Main Street Commons Bathroom Building and Concessions Building Project to Merrill Development, Inc., in the amount of \$1,059,423.



September 23, 2025 Regular Meeting Summary

Line Item	Summary	Final Action
5.1	Action: Approve the September 9, 2025, City Council Regular Meeting Minutes (Kelly Williams)	Approved
5.2	Action: Resolution No. 25-3870 Approving an Intergovernmental Agreement for Use of Fire Station #2 for the Mohave College Fire Academy (Chief Pilafas)	Adopted Resolution No. 25-3870
5.3	Action: Resolution No. 25-3871 Approving Amendment No.1 to Agreement with Arizona State Parks Board for Occupancy and Use Certain Areas of the Water Safety Center to Update Payment Information (Chief Pilafas)	Adopted Resolution No. 25-3871
5.4	Action: Call for Executive Session Pursuant to A.R.S.? 38-431.03(A) 4:30 p.m., Tuesday, October 14, 2025 (Kelly Williams)	Executive Session Called
6.1	Announce Vacancies on Lake Havasu City Boards, Committees, and Commissions (Kelly Williams)	Vacancies Announced
6.2	City Manager's Report (Jess Knudson)	Report Given
7.1	Discussion and Action: Resolution No. 25-3872 Designating Alley 20 as "Scott Brennan Way" in Honor of Scott Brennan (Ron Foggin)	Adopted Resolution No. 25-3872
7.2	Discussion and Action: Ordinance No. 25-1369 Approving a Planned Development Rezone and General Development Plan for 2015 Moyo Drive, Tract 100, Block 1, Lots 1 and 2, 0.82 Acres, from Residential-Commercial Health District (R-CHD) to Residential-Commercial Health District/Planned Development (R-CHD/PD), to Decrease the Minimum Density From 15 Dwelling Units Per Acre to 10 Dwelling Units Per Acre (Chris Gilbert)	Adopted Ordinance No. 25-1369
7.3	Discussion and Action: Presentation of the 30% Second Bridge & Roadway Improvement Project (Jason Hart)	Presentation Given
7.4	Discussion and Action: Cooperative Purchase, Installation, and Maintenance of Fire Station Alerting Systems with Honeywell International Inc. through its US Digital Designs Group (Chief Pilafas)	Approved
7.5	Discussion and Action: Cooperative Purchase for the Refurbishment of One (1) 2014 Pierce Velocity Engine/Pumper from Brindlee Mountain Fire Apparatus dba Firetrucks Unlimited (Chief Pilafas)	Approved in the amount not to exceed \$600,000
7.6	Discussion and Action: Award of Main Street Commons Shade Canopies Project to Merrill Development, Inc. (Jason Hart)	Awarded base bid in the amount of \$346,807

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| 7.7 | Discussion and Action: Award of Main Street Commons Bathroom Building and Concessions Building Project to Merrill Development, Inc. (Jason Hart) | Awarded base bid in the amount of \$1,059,423 |
| 7.8 | Discussion and Action: Purchase of UV Disinfection System Replacement Equipment for the Mulberry Wastewater Treatment Plant from Trojan Technologies Corp (Jason Hart) | Approved in the amount of \$705,350 |