

Add info #16

FEB 14 2013



MEMORANDUM

Downtown Redevelopment – Council Memo DT13-006

DATE: FEBRUARY 13, 2013

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
CHRISTINE MACKAY, ECONOMIC DEVELOPMENT DIRECTOR *CM*

FROM: TERI KILLGORE, DOWNTOWN REDEVELOPMENT MANAGER *TK*

SUBJECT: AMENDED MOTION FOR AGENDA ITEM #16, CHANGE ORDER NO. 1 to CHASSE BUILDING TEAM

Based on feedback, staff is proposing to amend the motion for this item to note that the Notice to Proceed (NTP) will not be issued until ASU has finalized the Guaranteed Maximum Price (GMP) for the 249 E Chicago space. Given that it is unclear how long it will take to work through any needed value engineering and plan revisions, the City's portion of the work will begin once this work is finalized. The scope and dollar amounts remain the same.

AMENDED MOTION: Move Council award Change Order No.1 in an amount of \$37,671.67 to the Project Agreement with Chasse Building Team, Inc. for the construction services for ASU Downtown Offsite Improvements, Project Number GG1203-402, pursuant to Job Order Contract JOC1202-401, for a revised contract price of \$154,357.26, conditioned upon the NTP not being issued until ASU has finalized their project GMP.



**PURCHASING ITEM
FOR
COUNCIL AGENDA
Memo No. CP13-133**

1. Agenda Item Number:

10

2. Council Meeting Date:
February 14, 2013

TO: MAYOR & COUNCIL

3. Date Prepared: January 22, 2013

THROUGH: CITY MANAGER

4. Requesting Department: Economic
Development

5. SUBJECT: Change Order No. 1 to ASU Downtown Offsite Improvements.

6. RECOMMENDATION: Staff recommends Council award Change Order No. 1 in an amount of \$37,671.67 to the Project Agreement with Chasse Building Team, Inc. for construction services for ASU Downtown Offsite Improvements, Project Number GG1203-402, pursuant to Job Order Contract JOC1202-401, for a revised contract price of \$154,357.26.

7. BACKGROUND/DISCUSSION: On February 23, 2012, Council approved the Arizona State University lease for the Chicago Yard and authorization for improvements. The former Public Works yard is a 33,000 square foot industrial building that is ideal for the uses of the ASU College of Technology and Innovation. ASU has proposed for three programs to operate in the facility, expanding from the Polytechnic campus, and will partner with TechShop for joint use of the facility. The building will function as classroom and shop space together with TechShop's fabrication studio, and will initially house approximately 100 students and faculty, expanding over the next three years to house approximately 1,000 students and faculty.

ASU will be reconstructing the site to replace a crumbling parking lot, as well as to modify the drainage on site that now ponds at the rear of the building. In conjunction with the site work, the Delaware Street frontage is being upgraded as a part of ongoing downtown improvements. Work for the upgrades to the frontage will include new landscape and streetlights. Work under this change order is for the undergrounding of existing overhead APS power lines.

8. EVALUATION: On March 8, 2012, Council approved the award of Job Order Contract JOC1202-401, for general construction services to Chasse Building Team, Inc. in an amount not to exceed \$1,000,000. The project's costs were reviewed by staff, compared to historical prices for similar projects, and determined to be reasonable.

9. FINANCIAL IMPLICATIONS:

Cost:	\$37,671.67
Savings:	N/A
Long Term Costs:	N/A

Fund Source:

<u>Acct. No.:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
401.1291.6111.000.6GG619	General Govt Capital Projects	Downtown Redevelopment Program	FY11/12	\$37,671.67

10. PROPOSED MOTION: Move Council award Change Order No. 1 in an amount of \$37,671.67 to the Project Agreement with Chasse Building Team, Inc. for construction services for ASU Downtown Offsite Improvements, Project Number GG1203-402, pursuant to Job Order Contract JOC1202-401, for a revised contract price of \$154,357.26.

ATTACHMENTS: Location Map, Project Agreement

APPROVALS

11. Requesting Department



Teri Killgore, Downtown Redevelopment Manager

12. Transportation & Development



Bob Fortier, Capital Projects Manager



Sheina Hughes, City Engineer

13. Department Head



Christine Mackay, Economic Development Director

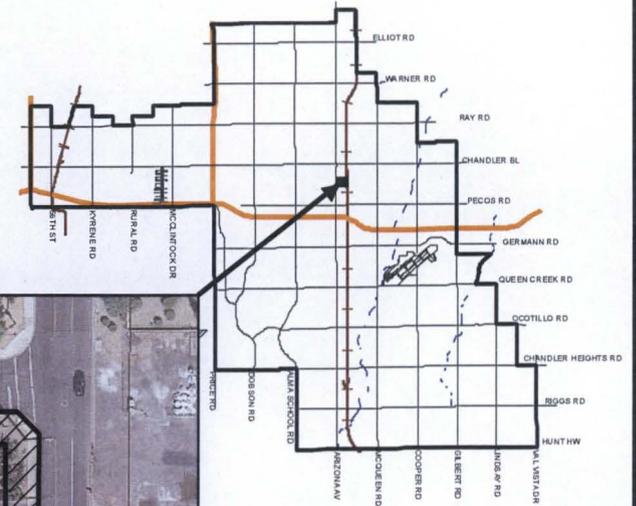
14. City Manager



Rich Dlugas



ASU DOWNTOWN OFFSITE IMPROVEMENTS PROJECT NO. GG1203-402



MEMO CA13-133

 LOCATION OF IMPROVEMENTS



CITY OF CHANDLER
CHANGE ORDER NUMBER 1
DATE 02/14/13

This Change Order is not valid until signed by both the City and the Contractor. Signature of the Contractor indicates agreement herewith, including any adjustments in the Contract Price or Contract Time.

PROJECT NAME	ASU Downtown Offsite Improvements	CONTRACTOR	Chasse Building Team, Inc.
PROJECT NO.	GG1203-402	COST ACCT #	
USER DEPT	Economic Development	NTP DATE	10/29/12

TO: Chasse Building Team, Inc.
(CONTRACTOR)

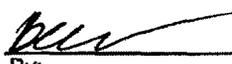
YOU ARE DIRECTED TO MAKE THE FOLLOWING CHANGES TO THIS CONTRACT:
(Describe changes in detail and/or reference attached cost breakdown sheet.)

JOC shall provide all equipment, labor, material, supervision and incidentals as required to provide offsite improvements at 249 East Chicago Street. JOC shall install trench and conduit for the undergrounding of APS power lines along Delaware, between Frye Road and Chicago Street, per APS plans WA121362; and remove existing overhead power poles along Delaware Street, between Frye Road and Chicago Street; all as more set forth in Exhibit A, attached hereto and incorporated herein by reference.

ORIGINAL CONTRACT AMOUNT:	\$116,685.59
CURRENT CONTRACT PRICE PRIOR TO CHANGE ORDER: (Including previous change orders)	\$116,685.59
NET CHANGE RESULTING FROM THIS CHANGE ORDER:	\$37,671.87
REVISED CONTRACT PRICE INCLUDING THIS CHANGE ORDER:	\$164,357.26
CHANGE ORDER IS % OF ORIGINAL CONTRACT AMOUNT:	32.28%

CONTRACT TIME OR COMPLETION DATE PRIOR TO THIS CHANGE ORDER (Including previous change orders):	12/28/12
NET CHANGE RESULTING FROM THIS CHANGE ORDER:	90
REVISED CONTRACT TIME AND COMPLETION DATE:	3/28/13
	DAYS DATE

THE ABOVE IS AGREED TO BY:

Chasse Building Team, Inc. By:  Date: 2/31/13

CITY OF CHANDLER (Date & Name of Owner Dept. verbal approval): Teri Killgore 1/10/2013

For Change Orders of less than \$50,000 and 10% of contract price:

Title:	Signature
Department Director or Designee	By:
Or (but not both)	Date

For Change Orders of \$50,000 or more, or 10% or more of contract price:

Approved by Council on: MAYOR Date: _____

Approved as to form: _____ Date: _____

City Attorney 

**EXHIBIT A
FEE**

DESCRIPTION	Total	Unit	Cost/Unit	
GENERAL REQUIREMENTS				
dust control permit	1	LS	\$ 1,250.00	\$ 1,250.00
dust control	1	LS	\$ 2,250.00	\$ 2,250.00
dry utilities				
underground utilities	1	LS	\$ 38,500.00	\$ 38,500.00
Paving	1	LS	\$ 3,950.00	\$ 3,950.00
Traffic Control	1	LS	\$ 2,230.00	\$ 2,230.00
deduct for phase 2 gate relocation				\$ (3,700.00)
deduct for phase 2 gate power				\$ (1,225.00)
deduct for phase 1 contingency				\$ (5,000.00)
delete 24' X 115' metal sleeve				\$ (3,750.00)
deduct for phase 2 coefficient overage				\$ (1,964.90)
general conditions & general requirements				\$ -
City of Chandler Coefficient (15.77% \$100,000 - \$199,999)				\$ 5,131.57