



**PURCHASING ITEM
FOR
COUNCIL AGENDA
Memo No. CP15-139**

1. Agenda Item Number:
38
2. Council Meeting Date:
December 11, 2014

TO: MAYOR & COUNCIL
THROUGH: CITY MANAGER

3. Date Prepared: November 19, 2014
4. Requesting Department: City Manager - Cultural Affairs

5. SUBJECT: Construction contract to Builders Guild, Inc., for Copper Room Renovations

6. RECOMMENDATION: Staff recommends City Council award a construction contract to Builders Guild, Inc., for Copper Room Renovations, Project No. LI1301.401, in an amount not to exceed \$366,059.

7. BACKGROUND/DISCUSSION: This project is to renovate approximately 5,100 square feet of the Chandler Downtown Library, second floor Cooper Room and adjacent rooms, which was constructed in 1995. The Copper Room and adjacent studio, video, and storage rooms were used as the City Council Chambers until 2010, when new chambers were constructed as part of City Hall. Renovations are needed to provide better functionality and flexibility as meeting, presentation, and programming spaces. Once renovations are completed the Copper Room will provide enhanced meeting and programming space for library programs, City departments and private rentals.

The scope of work for this project includes ceiling modifications, removal and construction of new interior walls, relocation and modifications to power and data infrastructures, modifications to existing HVAC, and modifications to life safety components like fire sprinklers. The engineer's estimate for the base bid and Alternate No. 1 was \$440,612.

8. EVALUATION: Six (6) bids were opened on November 14, 2014. The bid results were as follows:

Contractor	Total Bid Price	Contractor	Total Bid Price
Builders Guild, Inc.	\$366,059.00	Caliente Construction, Inc.	\$398,512.00
Kroll Contractors, Inc.	\$378,424.00	SDB, Inc.	\$441,000.00
Vertical Build, LLC.	\$383,058.00	Concord General Contracting	\$462,747.00

This contract includes the Base Bid, which is for general conditions including dust proofing, chutes, public protection; demolition; doors and windows; finishes including metal framing; mechanical; and electrical work, as well as Alternate No. 1, which eliminates the operable partition and associated structural support separating south two study rooms and install metal frame wall instead. The construction contract time is 90 calendar days for substantial completion, and 120 days for final completion.

9. FINANCIAL IMPLICATIONS:

Cost: \$366,059
Savings: N/A
Long Term Costs: N/A
Fund Source:

<u>Account No.:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
401.3210.6611.0.6GG628	General Govt.	Existing City Bldg. Renovations/Repairs	Yes	\$101,042
430.4320.XXXX.0.6PR556	Library Bonds	Library Improvement Funds	Yes	\$43,500
836.4310.XXXX.0.0.	Library Trust Fund	Library Trust	No	\$121,000
836.4320.XXXX.0.6PR555	Library Trust Fund	Copper Room Renovation	No	\$60,000
217.4310.XXXX.0.3LB006	Library Grant Fund	Copper Room Renovation	No	\$40,000
217.4310.XXXX.0.3LB001	Library Grant Fund	Intel Grant Fund	No	\$517

10. PROPOSED MOTION: Move City Council award a construction contract to Builders Guild, Inc., for Copper Room Renovations, Project No. LI1301.401, in an amount not to exceed \$366,059.

ATTACHMENTS: Location Map

APPROVALS

11. Requesting Department

Brenda Brown

Brenda Brown, Library Manager

13. Department Head

Mark M. Eynatten

Mark M. Eynatten, Cultural Affairs Director

12. Transportation & Development

Bob Fortier

Bob Fortier, Capital Projects Manager

14. City Manager

Rich Dlugas

Rich Dlugas