



**PURCHASING ITEM
FOR
COUNCIL AGENDA
Memo No. CP15-199**

1. Agenda Item Number:
23

2. Council Meeting Date:
April 16, 2015

TO: MAYOR & COUNCIL

3. Date Prepared: April 2, 2015

THROUGH: CITY MANAGER

4. Requesting Department: Community and Neighborhood Services

5. SUBJECT: Construction contract to S.D. Crane Builders, Inc., for Downtown Stage Construction.

6. RECOMMENDATION: Staff recommends City Council award a construction contract to S.D. Crane Builders, Inc., for the Downtown Stage, Project No. PR1405.401, in an amount not to exceed \$348,691.58; and approve a General Fund Contingency Appropriation transfer of \$59,906 to the Capital Grants Fund for the Downtown Campus Improvements Project to allow the Downtown Chandler Community Partnership (DCCP) funds to be spent when received.

7. BACKGROUND/DISCUSSION: On June 12, 2014, Council approved a Cost Sharing Agreement with the DCCP regarding the construction and management of an outdoor stage in the downtown area to facilitate both large and small special events. This construction project will erect a permanent stage and infrastructure to support various events in the area west of the downtown library and north of the Community Center along Commonwealth Avenue. The DCCP Cost Sharing Agreement authorizes a not to exceed contribution from the City of \$250,000 and \$100,000 from the DCCP for design and construction. Additionally, once the stage is completed and in use, stage rental revenue will be split 75% to the City and 25% to DCCP for a period of 10 years.

The amendment to the DCCP Cost Sharing Agreement, also included on the April 16, 2015, Council Agenda, allows for a 50-50 split of the project overages incurred with the DCCP paying half of their 50% through reductions to the City's contribution to the Enhanced Municipal Services District (EMSD) for FY 15-16 by withholding their 25% rental fee reimbursement until paid in full or a balloon payment at the end of five years. The City will pay the remaining 50% of project overages. The amendment also states that any additional unexpected project overages will be split 50-50.

8. EVALUATION: Eight (8) bids were opened on March 5, 2015. The bid results were as follows:

Contractor	Total Bid Price		
S.D. Crane Builders, Inc.	\$348,691.58	A.J.P Electric, Inc.	\$427,988.00
T.S.G. Constructors, LLC	\$353,000.00	R.K. Sanders	\$434,199.00
Vertical Build, LLC	\$391,471.34	Sun Eagle	\$439,309.00
Valley Rain Construction, Corp.	\$396,079.50	Paul R. Peterson Const, Inc.	\$497,347.35

This contract includes the base bid and no bid alternates. The construction contract time is 90 calendar days for substantial completion and 120 days for final completion. The engineer's estimate for this project is \$372,814.25.

9. FINANCIAL IMPLICATIONS:

Cost: \$348,691.58
The Cost Sharing Agreement for stage design and construction reflects a \$350,000 financial commitment. The low bid for construction is \$348,691.58. Design of the stage, in partnership with the DCCP, has taken place over the past eight months, with total expenditures and encumbrances to date of \$61,121.11 (design, permit, plan review, valve removal and post design construction) for a total cost of \$409,812.69. This is \$59,812.69 over the committed amount, which will be split 50-50 (\$29,906.69/\$29,906.00) based on the Amended Cost Sharing Agreement.

Budget: The total stage budget for the City is \$250,000; an additional \$29,906.69 will be needed for the 50% overage and transferred from the Downtown Campus Improvements - Landscaping Project.

The total stage budget from the DCCP is \$70,000; an additional \$30,000 will be needed to meet the \$100,000 commitment and \$29,906 for the 50% overage for a total of \$59,906.

This appropriation of \$59,906 will need to be added through a General Fund Non-Departmental Contingency Appropriation transfer from (101.1290.5911.0.0) to the Capital Grants, Parks Capital Cost

Center, Construction Account for the Downtown Campus Improvements Project (417.4580.6611.0000.6PR637), to allow the DCCP funds to be spent when received.

Fund Source:

<u>Account No.:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
401.4580.6611.0000.6PR637	GG Capital Project	Downtown Campus Improvements	Yes	\$218,785.58
417.4580.6611.0000.6PR637	Capital Grants-DCCP Funding	Downtown Campus Improvements	Yes	\$129,906.00
	Total			\$348,691.58

10. PROPOSED MOTION: Move City Council award a construction contract to S.D. Crane Builders, Inc. for the Downtown Stage, Project No. PR1405.401, in an amount not to exceed \$348,691.58; and approve a General Fund Contingency Appropriation transfer of \$59,906 to the Capital Grants Fund for the Downtown Campus Improvements Project to allow the DCCP funds to be spent when received.

ATTACHMENTS: Location Map

APPROVALS

11. Requesting Department


 Mickey Ohland, Park Development and Operations Mgr.

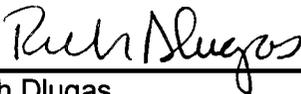
13. Department Head


 Jennifer Morrison, Community and Neighborhood Services Director

12. Transportation & Development

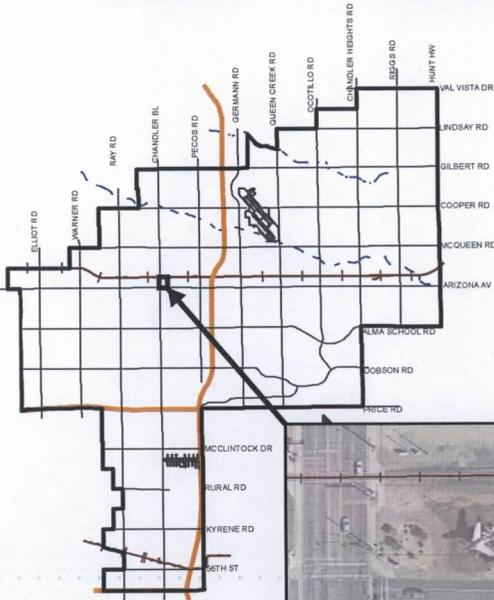

 Bob Fortier, Capital Projects Manager

14. City Manager


 Rich Dlugos

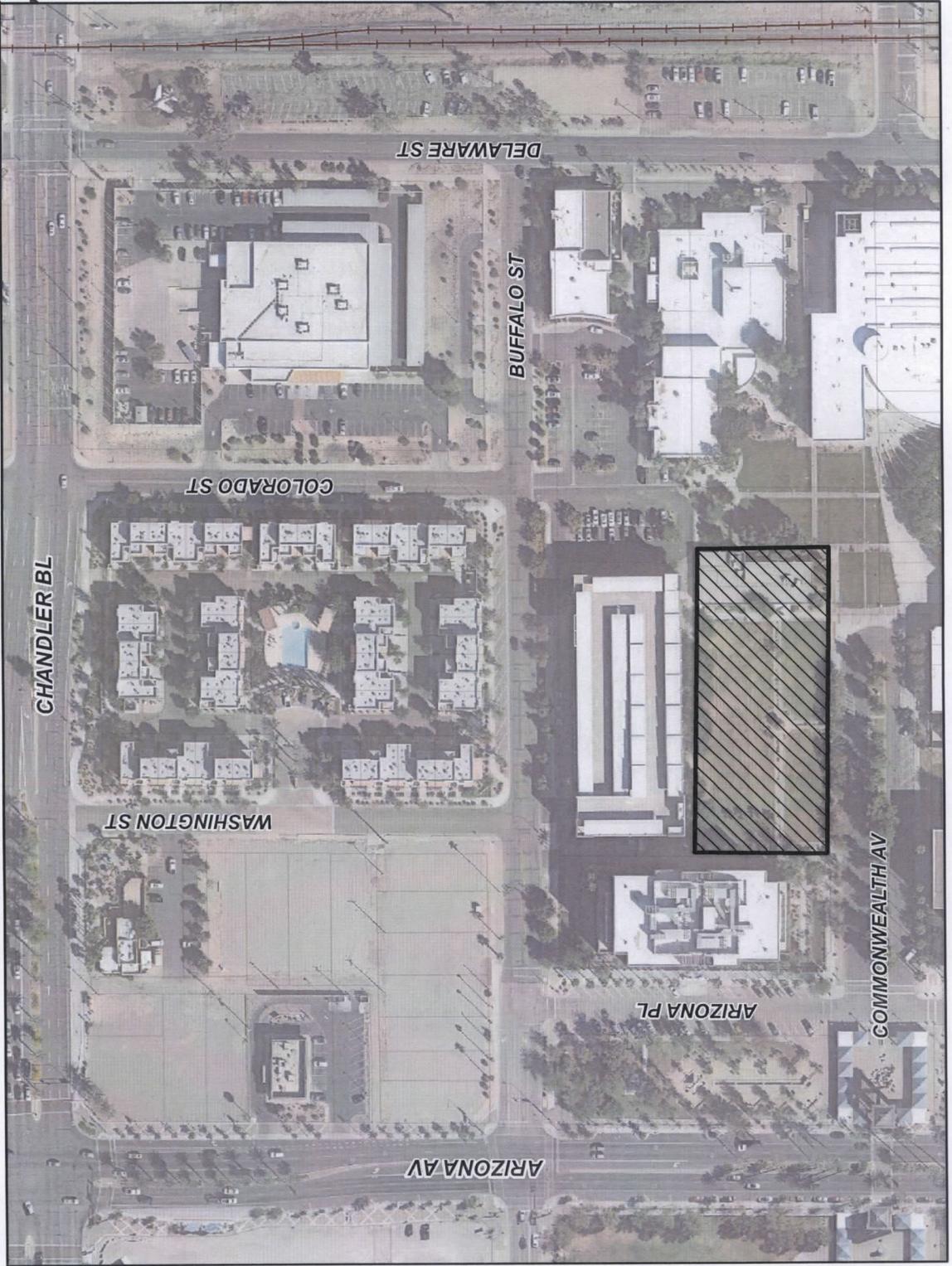


DOWNTOWN STAGE PROJECT NO. PR1405-401



MEMO NO. CP15-199

PROJECT SITE





Site Plan
Downtown Chandler Stage



Scale 1" = 20'
0 10' 20'

