



**PURCHASING ITEM  
FOR  
COUNCIL AGENDA  
Memo No. CP15-258**

**1. Agenda Item Number:** 22  
**2. Council Meeting Date:** June 11, 2015

**TO: MAYOR & CITY COUNCIL**

**3. Date Prepared:** May 19, 2015

**THROUGH: CITY MANAGER**

**4. Requesting Department:** Building & Facilities

**5. SUBJECT:** Project Agreement with Chasse Building Team, Inc., for Facility Storm Damage Repairs

**6. RECOMMENDATION:** Staff recommends City Council approve a Project Agreement with Chasse Building Team, Inc., for Facility Storm Damage Repair Services, Project No. BF1503.401, pursuant to Job Order Contracting (JOC) General Construction Services Contract, No. JOC1202.401, in an amount not to exceed \$403,895.00; and approve a transfer from General Fund Contingency to the Buildings and Facilities Cost Center in the amount of \$311,512.

**7. BACKGROUND/DISCUSSION:** This project will facilitate repairs for eleven (11) City buildings and facilities that were either damaged in the September 8, 2014, record storm or identified as measures that should be taken to prevent damage for future rain events. The buildings damaged were; Chandler City Hall Council Chambers, Utility Billing, Information Technology, Transportation and Development, Downtown Library, Senior Center, Police Headquarters Building, Chandler Heights Sub-station, Environmental Education Center, Fire Station 3, Hamilton Aquatics Facility, and Municipal Utilities Wastewater Administration building. A majority of the damage occurred from ground and roof water penetration entering through windows, doors, utility conduits, HVAC equipment and roofs. The project scope includes repairs to site utilities, landscaping, concrete, waterproofing, roofing, caulking, glass and glazing, drywall and paint, flooring, electrical and specialties. Some of these repairs are covered by insurance payments, but others are considered to be the City's responsibility as normal maintenance.

An insurance claim for Citywide storm repairs has been filed and an initial payment of \$315,970.99 has been received with an additional amount of \$6,127.00 due. Of this total, \$184,598.54 is reimbursement for building repair and maintenance expenses already incurred (\$92,215.54) and an additional amount (\$92,383.00) towards building repairs to be made under this project agreement. These expenses are being paid by the insurance proceeds (Fund 737 in the Financial Implications section). In addition, the review of damages identified several areas considered as normal maintenance that the insurance will not cover. These additional repairs are outside the limits of the normal Buildings and Facilities operating budget and Staff recommends a General Fund Non-Departmental Contingency Transfer in the amount of \$311,512.00 to provide funding to allow immediate repair of these items. This includes sealing (glazing) numerous windows, improved sealing of roof vents, and HVAC equipment, etc.

**8. EVALUATION:** This project is being performed under the JOC General Construction Services Contract, No. JOC1202.401, to Chasse Building Team, Inc. The costs proposed for this project have been evaluated by staff and are determined to be reasonable. The contract completion time is 180 calendar days following Notice to Proceed.

**9. FINANCIAL IMPLICATIONS:**

Cost: \$403,895.00  
Savings: N/A  
Long Term Costs: N/A  
Fund Source:

<u>Account:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
101.3200.5410*	General Fund	Building R&M	No	\$311,512.00
737.1311.5410	Insured Liability Self Insurance Fund	Building R&M	No	92,383.00
			<b>TOTAL</b>	<b>\$403,895.00</b>

\*Requires Council approval for a Contingency Transfer from Non-Departmental General Fund Contingency (101.1290.5911) to General Fund, Buildings and Facilities, Building R&M (101.3200.5410)

in the amount of \$311,512.

**10. PROPOSED MOTION:** Move City Council award a Project Agreement with Chasse Building Team, Inc., for Facility Storm Damage Repair Services, Project No. BF1503.401, pursuant to Job Order Contracting (JOC) General Construction Services Contract, No. JOC1202.401, in an amount not to exceed \$403,895 and approve a transfer from General Fund Contingency to the Buildings and Facilities cost center in the amount of \$311,512.

**ATTACHMENTS:** Project Agreement

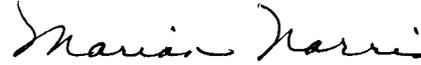
**APPROVALS**

**11. Requesting Department**



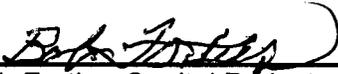
Kris Kircher, Facilities Maintenance Manager

**13. Department Head**



Marian Norris, Assistant to the City Manager

**12. Transportation & Development**



Bob Fortier, Capital Projects Manager

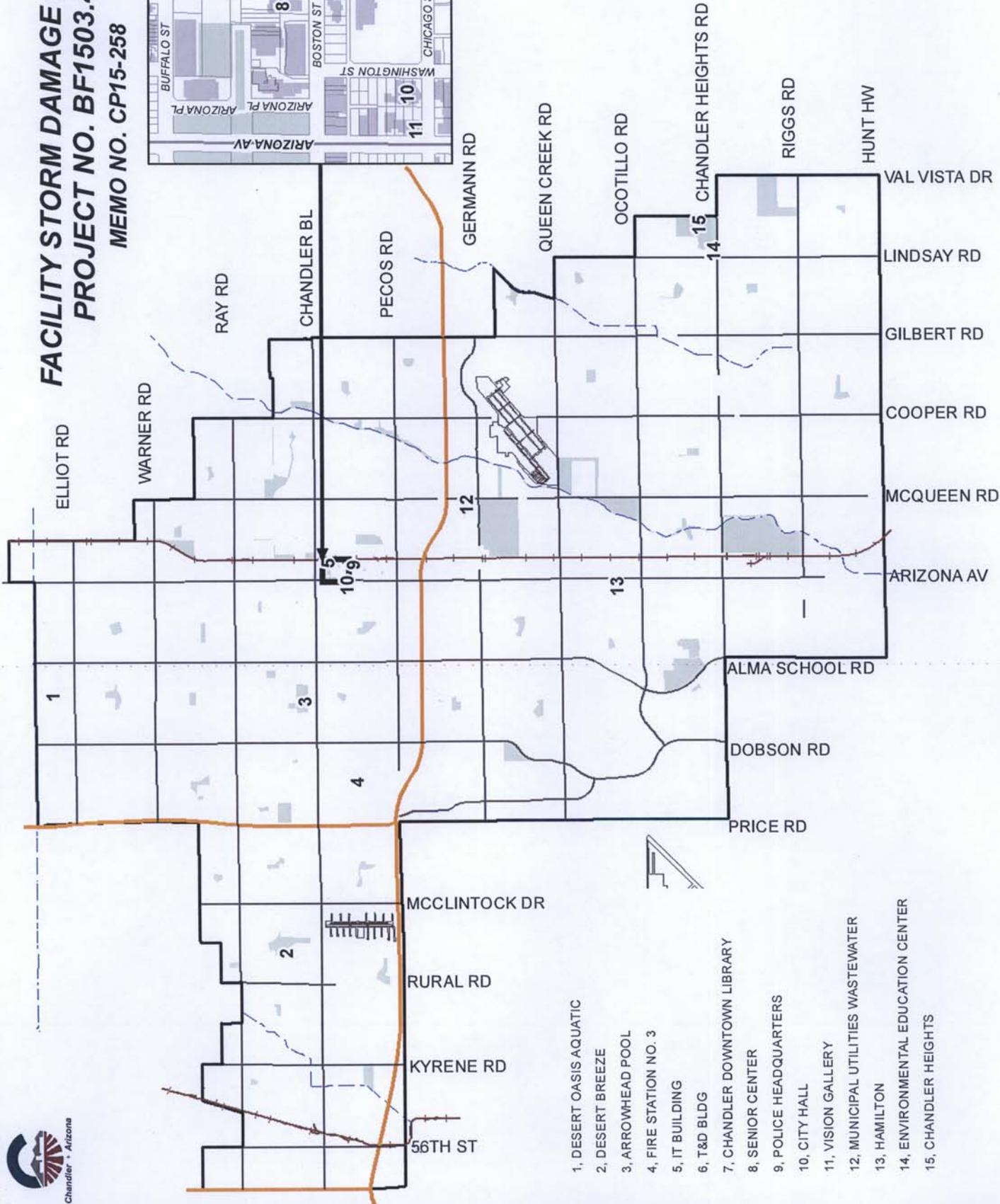
**14. Acting City Manager**



Marsha Reed



**FACILITY STORM DAMAGE REPAIR**  
**PROJECT NO. BF1503.401**  
**MEMO NO. CP15-258**



- 1, DESERT OASIS AQUATIC
- 2, DESERT BREEZE
- 3, ARROWHEAD POOL
- 4, FIRE STATION NO. 3
- 5, IT BUILDING
- 6, T&D BLDG
- 7, CHANDLER DOWNTOWN LIBRARY
- 8, SENIOR CENTER
- 9, POLICE HEADQUARTERS
- 10, CITY HALL
- 11, VISION GALLERY
- 12, MUNICIPAL UTILITIES WASTEWATER
- 13, HAMILTON
- 14, ENVIRONMENTAL EDUCATION CENTER
- 15, CHANDLER HEIGHTS



**PROJECT AGREEMENT BF1503.401  
PURSUANT TO JOB ORDER CONTRACT NO. JOC1202-401**

**PROJECT AGREEMENT NO: BF1503.401**  
**PROJECT NAME (or LOCATION): Facility Storm Damage Repair**  
**DEPT.: Buildings and Facilities**

This PROJECT AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_ 2015, by and between the City of Chandler, a municipal corporation (hereinafter referred to as "CITY") and **Chasse Building Team, Inc. a Corporation of the State of Arizona**, (hereinafter referred to as "JOC") and is a Job Order entered into pursuant to JOB ORDER CONTRACT NO. JOC1202-401.

CITY and JOC, in consideration of the mutual covenants herein set forth, agree as follows:

**ARTICLE 1 - DESCRIPTION OF WORK:**

This Job Order Project is Facility Storm Damage Repair, Project Number BF1503.401. The scope of work consists of repairs at various City buildings and facilities resulting from the September 8, 2014 storm, all as more particularly set forth in Exhibit A attached hereto and incorporated herein by reference.

The JOC shall not accept any change of scope, or change in contract provisions, unless issued in writing, as a contract amendment or change order and signed by the authorized signatories for each party.

**ARTICLE 2 - CONTRACT PRICE:**

CITY shall pay JOC for completion of the Work in accordance with the Contract Documents a fee not to exceed the Guaranteed Maximum Price of **Four Hundred Three Thousand Eight Hundred Ninety Five Dollars (\$403,895)** determined and payable as set forth in Contract JOC1202-401 and Exhibit B attached hereto and made a part hereof by reference.

**ARTICLE 3 - CONTRACT TIME & SCHEDULE:**

The Contract Time is **One Hundred Eighty** calendar days and JOC agrees to complete all Construction within **One Hundred Eighty (180)** calendar days from the effective date of the Notice to Proceed.

**ARTICLE 4 – GENERAL:**

This Project Agreement is entered into pursuant to JOB ORDER CONTRACT NO. JOC1202-401 and the terms and conditions contained therein are incorporated herein by reference as if set forth in full.

IN WITNESS WHEREOF, the parties hereto have executed this Project Agreement on the day and year first written above.

This Project Agreement will be effective upon execution by the both parties.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names to this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF CHANDLER

FOR THE JOC:

\_\_\_\_\_  
MAYOR DATE:

By: \_\_\_\_\_  
Title: President

ADDRESS FOR NOTICE  
City of Chandler  
P.O. Box 4008, Mail Stop 407  
Chandler, AZ 85244-4008  
480-782-3307

ADDRESS FOR NOTICE  
Barry Chasse  
Chasse Building Team, Inc.  
2400 W. Broadway  
Mesa, AZ 85202

APPROVED AS TO FORM:

Phone: 480-425-7777

\_\_\_\_\_  
By: \_\_\_\_\_ City Attorney *AKW*

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A  
SCOPE OF WORK**

JOC shall provide all construction services needed for storm damage repairs at various City buildings and facilities as outlined in Exhibit B.

**EXHIBIT B  
FEE SCHEDULE**

JOC shall provide all services as described in Exhibit A and outlined below, for a total amount not to exceed \$403,895.

City of Chandler BF1503-401 Storm Repairs - REVISED Per Insurance-Funded Scope Date: 05.21.2015		<b>CHASE BUILDING TEAM</b>									
<b>ESTIMATE PROPOSAL</b>											
CSI Div.	Description	Total All Projects	IT Building	100 Building	City Hall and Services	Council Chambers	CAR Exp. Station	CAR Bldg.	Main Library	Pod B	
1000	General Requirements	\$1,401	\$209	\$343	\$62	\$251	\$97	\$88	\$99	\$253	
2300	Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2900	Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3100	Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
7400	Waterproofing	\$4,414	\$0	\$0	\$0	\$0	\$4,414	\$0	\$0	\$0	
7500	Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
7900	Caulking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
8800	Glass & Glazing	\$13,091	\$4,585	\$0	\$0	\$0	\$0	\$0	\$3,506	\$0	
9100	Drywall & Paint	\$17,530	\$1,773	\$8,787	\$4,370	\$0	\$0	\$0	\$850	\$1,750	
9400	Flooring	\$38,348	\$5,457	\$7,355	\$0	\$11,441	\$0	\$3,940	\$0	\$10,155	
10100	Specialties	\$580	\$0	\$0	\$0	\$380	\$0	\$200	\$0	\$0	
16100	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
23000	General Conditions	\$8,607	\$1,318	\$2,086	\$388	\$1,528	\$589	\$535	\$625	\$1,539	
<b>Total Direct Costs</b>		<b>\$80,973</b>	<b>\$13,343</b>	<b>\$18,578</b>	<b>\$4,690</b>	<b>\$13,569</b>	<b>\$5,099</b>	<b>\$4,769</b>	<b>\$2,000</b>	<b>\$13,896</b>	
Construction Contingency		0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal ESTIMATE Proposal</b>		<b>\$80,973</b>	<b>\$13,343</b>	<b>\$18,578</b>	<b>\$4,690</b>	<b>\$13,569</b>	<b>\$5,099</b>	<b>\$4,769</b>	<b>\$2,000</b>	<b>\$13,896</b>	
O-16.P. Bonds, Insurance		11.70%	\$11,382	\$1,876	\$2,611	\$678	\$1,912	\$717	\$670	\$995	\$1,825
Gross Receipts Tax - Chandler		5.070%	\$4,932	\$683	\$1,131	\$294	\$828	\$311	\$290	\$431	\$834
<b>Total ESTIMATE Proposal</b>		<b>\$97,286</b>	<b>\$19,899</b>	<b>\$22,319</b>	<b>\$6,792</b>	<b>\$16,341</b>	<b>\$6,127</b>	<b>\$5,772</b>	<b>\$2,960</b>	<b>\$16,251</b>	
<b>CLARIFICATIONS</b>											
<ol style="list-style-type: none"> <li>1 Based on normal working hours</li> <li>2 Architectural and Engineering drawings and fees by others</li> <li>3 Permit and plan check fees by owner</li> <li>4 Abatement, testing and abatement by others</li> <li>5 City fees, impact costs, or utility company fees by others</li> <li>6 City of Chandler sales tax</li> <li>7 Special inspections and testing by others</li> <li>8 Based on all work being performed concurrently</li> <li>9 All carpet material for City Hall Council Chambers entrance near steps to be supplied by owner</li> <li>10 Wet sealing the glazing on the dome at the Main Library is excluded</li> <li>11 Excludes any exterior work at Pod B</li> </ol>											

**EXHIBIT B (cont.)  
FEE SCHEDULE**

City of Chandler  
BF1503-401 Storm Repairs - REVISED Per City-Funded Scope  
Date: 05.21.2015



**ESTIMATE PROPOSAL**

CSI#	Description	Unit of Measure	Est. Quantity	Unit Price	Subtotal	Permit Fee	City Fee (Per Unit)	C.C. Fee (Per Unit)	Material	Material Cost	P.L. Fee (Per Unit)	City Fee (Per Unit)	Permit Fee	Per Unit Total
1000	General Requirements	\$4,284	\$461	\$420	\$1,252	\$124	\$215	\$154	\$344	\$328	\$226	\$102	\$147	\$1,477
3300	Site Utilities	\$41,838	\$2,958	\$0	\$0	\$4,800	\$4,800	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
3500	Landscaping	\$6,125	\$4,200	\$0	\$0	\$1,200	\$235	\$0	\$0	\$0	\$0	\$0	\$0	\$1,435
2100	Concrete	\$1,548	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7400	Waterproofing	\$31,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7500	Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7900	Coating	\$165	\$0	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130
8800	Glass & Glazing	\$128,238	\$7,365	\$17,000	\$125,000	\$0	\$0	\$37,374	\$10,100	\$0	\$0	\$0	\$0	\$142,474
9100	Drywall & Paint	\$430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$430
9600	Flashing	\$1,072	\$0	\$0	\$1,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,072
10100	Sanctuary	\$1,430	\$0	\$2,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,450
16100	Excavate	\$4,708	\$4,543	\$181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,724
23000	General Conditions	\$26,302	\$2,149	\$2,612	\$7,471	\$781	\$1,377	\$1,514	\$2,095	\$1,371	\$1,375	\$621	\$682	\$10,822
<b>Total (Excludes)</b>		<b>\$288,428</b>	<b>\$28,290</b>	<b>\$28,290</b>	<b>\$260,138</b>	<b>\$5,581</b>	<b>\$5,581</b>	<b>\$20,288</b>	<b>\$40,294</b>	<b>\$10,470</b>	<b>\$10,470</b>	<b>\$6,876</b>	<b>\$6,876</b>	<b>\$308,467</b>
<b>Subtotal (includes)</b>		<b>\$288,428</b>	<b>\$28,290</b>	<b>\$28,290</b>	<b>\$260,138</b>	<b>\$5,581</b>	<b>\$5,581</b>	<b>\$20,288</b>	<b>\$40,294</b>	<b>\$10,470</b>	<b>\$10,470</b>	<b>\$6,876</b>	<b>\$6,876</b>	<b>\$308,467</b>
<b>DMAP, Bonds, Insurance</b>		<b>8.70%</b>	<b>\$28,741</b>	<b>\$2,549</b>	<b>\$2,811</b>	<b>\$8,258</b>	<b>\$1,179</b>	<b>\$1,543</b>	<b>\$5,130</b>	<b>\$1,527</b>	<b>\$1,378</b>	<b>\$1,491</b>	<b>\$674</b>	<b>\$1,071</b>
<b>Gross Receipts Tax - Chandler</b>		<b>5.070%</b>	<b>\$15,545</b>	<b>\$1,365</b>	<b>\$1,483</b>	<b>\$4,316</b>	<b>\$616</b>	<b>\$1,862</b>	<b>\$2,676</b>	<b>\$798</b>	<b>\$730</b>	<b>\$779</b>	<b>\$362</b>	<b>\$460</b>
<b>Total ESTIMATED Proposal</b>		<b>\$308,428</b>	<b>\$29,655</b>	<b>\$29,655</b>	<b>\$268,773</b>	<b>\$11,156</b>	<b>\$11,156</b>	<b>\$26,706</b>	<b>\$46,164</b>	<b>\$12,268</b>	<b>\$12,268</b>	<b>\$8,645</b>	<b>\$8,645</b>	<b>\$325,828</b>

**CLARIFICATIONS AND ALTERNATES**

- Clarifications**
1. Based on normal working hours.
  2. Architecture and Engineering drawings and fees by others.
  3. Permit and plan check fees by owner.
  4. Substrate testing and assessment by others.
  5. City fees, impact costs, or utility company fees by others.
  6. City of Chandler sales tax.
  7. Special inspections and testing by others.
  8. Based on all work being performed concurrently.
  9. Steel decking the gable on the dome at the Main Library is excluded.
- Alternates**
1. Add for extra floor at police station roofed structure in lieu of concrete beam.

ADD 5 1,110

**EXHIBIT C  
CONTRACTOR'S AFFIDAVIT REGARDING SETTLEMENT OF CLAIMS**

\_\_\_\_\_, Arizona

Date \_\_\_\_\_

**Project Name:        Facility Storm Damage Repair**  
**Project No.:        BF1503.401**

To the City of Chandler, Arizona

Gentlemen:

This is to certify that all lawful claims for materials, rental of equipment and labor used in connection with the construction of the above project, whether by subcontractor or claimant in person, have been duly discharged.

The undersigned, for the consideration of \$\_\_\_\_\_, as set out in the final pay estimate, as full and complete payment under the terms of the contract, hereby waives and relinquishes any and all further claims or right of lien under, in connection with, or as a result of the above described project. The undersigned further agrees to indemnify and save harmless the City of Chandler against any and all liens, claims or liens, suits, actions, damages, charges and expenses whatsoever, which said City may suffer arising out of the failure of the undersigned to pay for all labor performances and materials furnished for the performance of said installation.

Signed and dated at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
CONTRACTOR

By \_\_\_\_\_

STATE OF ARIZONA        )  
  ) SS  
COUNTY OF MARICOPA    )

The foregoing instrument was subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires

**EXHIBIT D**

**CERTIFICATE OF COMPLETION**

**Project: Facility Storm Damage Repair**  
**Project No.: BF1503.401**

(TO BE COMPLETED BY CONTRACTOR)

I HEREBY CERTIFY THAT ALL GOODS AND/OR SERVICES REQUIRED BY CITY OF CHANDLER PROJECT NO. **BF1503.401** HAVE BEEN DELIVERED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND BID SPECIFICATIONS AND ALL ACTIVITIES REQUIRED BY THE CONTRACTOR UNDER THE CONTRACT HAVE BEEN COMPLETED AS OF

\_\_\_\_\_  
(Date)

FIRM NAME: \_\_\_\_\_

PRINCIPAL: \_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

DATE: \_\_\_\_\_

CERTIFIED BY ENGINEER/CONSULTANT (IF APPLICABLE):

\_\_\_\_\_  
(Signature)

DATE: \_\_\_\_\_

\_\_\_\_\_  
(Firm Name)

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**PROJECT ACCEPTED BY USER DEPARTMENT**

\_\_\_\_\_  
(Signature)

DATE: \_\_\_\_\_

\_\_\_\_\_  
(Dept./Div.)

\_\_\_\_\_ Date of Final Walk-Through

\_\_\_\_\_ Date As-Built Received

\_\_\_\_\_ City As-Built Number