



**PURCHASING ITEM  
FOR  
COUNCIL AGENDA  
Memo No. CP16-107**

**1. Agenda Item Number:**  
216  
**2. Council Meeting Date:**  
December 10, 2015

**TO: MAYOR & COUNCIL**

**3. Date Prepared:** November 23, 2015

**THROUGH: CITY MANAGER**

**4. Requesting Department:** Community & Neighborhood Services/Housing

**5. SUBJECT:** Construction contract to Mills Design Group, LLC, for Kingston Duplex

**6. RECOMMENDATION:** Staff recommends City Council award a construction contract to Mills Design Group, LLC, for Kingston Duplex, Project No. HO1403.401, in an amount not to exceed \$254,864.00

**7. BACKGROUND/DISCUSSION:** On August 14, 2014, City Council adopted Resolution No. 4790, which authorized the interdepartmental transfer of a decommissioned well site property between the Municipal Utilities Department and the Housing Division. The resolution further authorized the construction of a duplex at 146 N. Kingston Street to be utilized as affordable housing. A Housing Division budget of \$300,000 was authorized to facilitate the design and construction of the housing and the establishment of a leasing program.

This construction project will result in a new residential "ranch style" duplex with stucco finish at 146 N. Kingston Street. The scope of work consists of the construction of two units, each with two bedrooms, one bathroom, one car garage, open concept kitchen/dining/living room area, and laundry room.

**8. EVALUATION:** Five (5) bids were opened on November 4, 2015. The bid results were as follows:

Contractor	Bid Total	Contractor	Bid Total
Mills Design Group, LLC	\$254,864.00	Blackhawk Construction, LLC	\$379,500.00
Cholla Managing Group, LLC	\$268,770.00	NCI2, LLC	\$399,478.00
JMW Construction, Inc.	\$280,050.00		

The engineer's estimate for this project is \$283,263.36. The construction contract time is 150 calendar days for substantial completion, and 180 days for final completion.

**9. FINANCIAL IMPLICATIONS:**

Cost: \$254,864.00  
Savings: N/A  
Long Term Costs: N/A  
Fund Source:

Account No.:	Fund Name:	Program Name:	CIP Funded:	Amount:
236.4650.5219.5KDPLX	Proceeds Reinvest	Kingston Duplex	No	\$254,864.00

**10. PROPOSED MOTION:** Move City Council award a construction contract to Mills Design Group, LLC, for Kingston Duplex, Project No. HO1403.401, in an amount not to exceed \$254,864.00

**ATTACHMENTS:** Location Map

**APPROVALS**

**11. Requesting Department**

*Kurt Knutson*  
Kurt Knutson, Housing & Redevelopment Manager

**13. Department Head**

*Jennifer Morrison*  
Jennifer Morrison, Community & Neighborhood Services Director

**12. Transportation & Development**



Bob Fortier, Capital Projects Manager

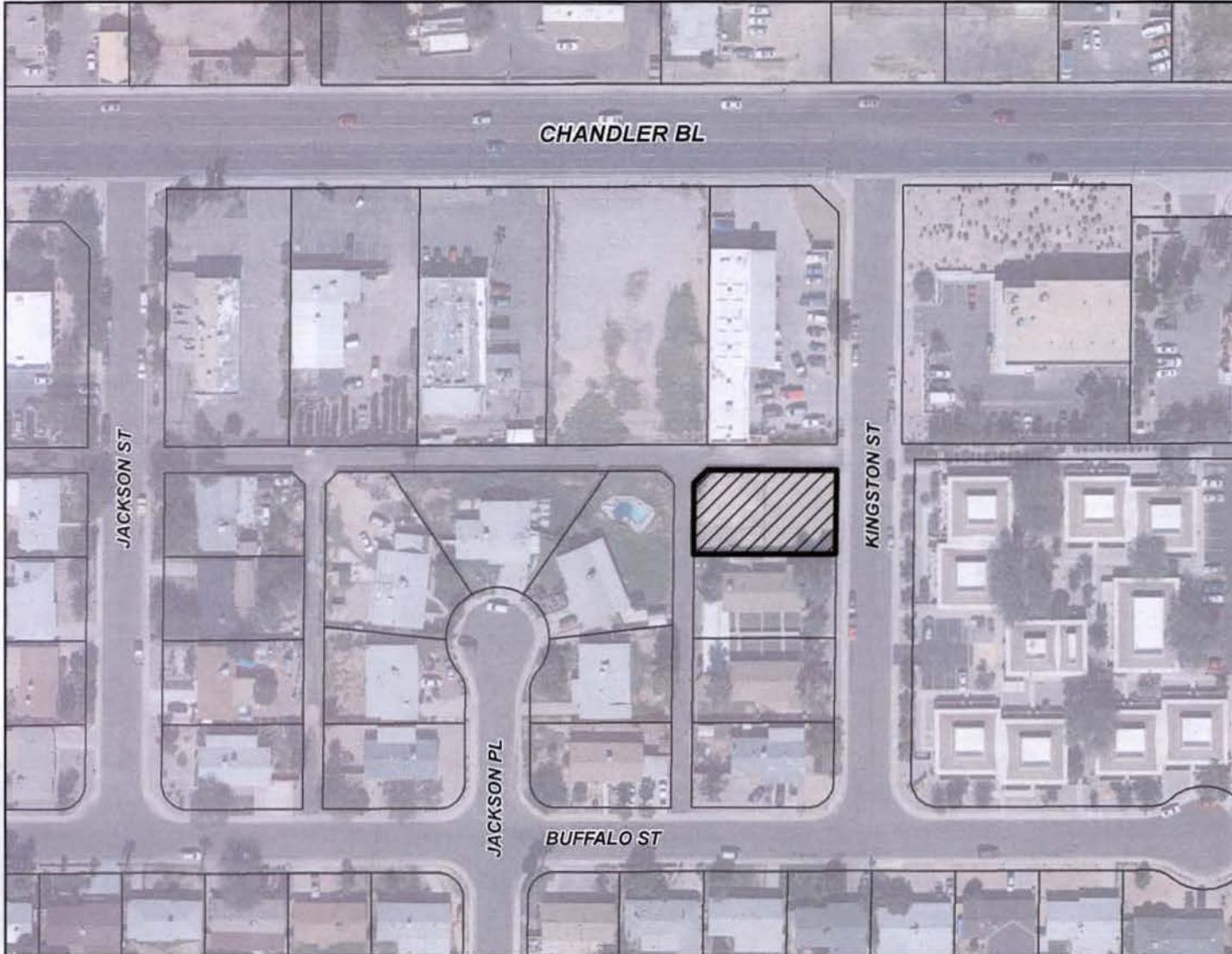
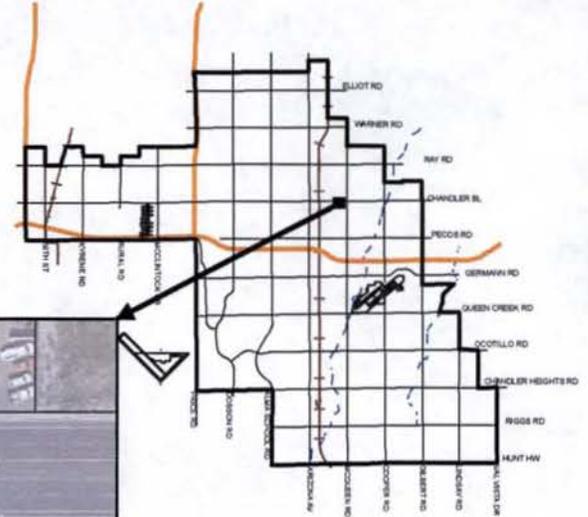
**14. City Manager**



Marsha Reed, Acting City Manager



# KINGSTON DUPLEX PROJECT NO. HO1403.401



MEMO NO. CP16-107

 PROJECT LOCATION





FRONT ELEVATION



ALLEY ELEVATION

Kingston Project  
Chandler, Arizona

ELEVATIONS

0' 2' 4' 8'  
Scale: 1/8" = 1'-0"

**Perlman**  
Architects of Arizona  
309999 07.16.14