

**Add info #39**

**MAY 24 2007**



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*Where Values Make The Difference*

**MEMORANDUM**

**Community Services Department Memo No. 06-206**

**DATE:** MAY 23, 2007

**TO:** MAYOR AND COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER   
RICH DLUGAS, ASST. CITY MANAGER RD

**FROM:** MARK M. EYNATTEN, COMMUNITY SERVICES DIRECTOR 

**SUBJECT:** AGENDA ITEM #39: COUNCILMEMBER WENINGER'S INQUIRY

As part of the May 21, 2007 City Council Study session, Councilmember Weninger had several questions regarding Agenda Item #39. The following information is provided as clarification.

Agenda Item #39 recommends that Council award a Job Order Contract (JOC) to SDB, Inc. for restroom remodels at the Police Station and downtown library in an amount not to exceed \$86,683. That item is for remodeling work in the Police Department locker room and both the women's and men's restrooms on the second floor of the downtown library. There is currently additional restroom work being done at the Police Department in the Dispatch Center by SDB, Inc. That work is a result of a mold remediation and rebuild issue being handled through an emergency work order in compliance with the city's procurement policies. Upon completion, in approximately three weeks, a memo detailing that work will be submitted to Council in accordance with those procurement policies.

The work proposed by Agenda Item #39 includes replacement of the plumbing for the urinals in the men's restroom of the Police Department locker room and a complete remodel of the second floor men's and women's restrooms at the downtown library. That complete remodel includes replacement of the plumbing that services the toilets and urinals, replacement of all fixtures and stall partitions, installation of solid surface vanity tops and the installation of a terrazzo surface on the floors and walls to a height of four feet. Both the Police Department and library remodel projects are being driven by continual water leak problems. The library work is also in response to ongoing vandalism problems. Products chosen for use in that remodeling were selected based on their vandal resistant nature.

SDB, Inc. was selected as the JOC for two primary reasons: 1) they were on site at the Police Department performing the mold remediation and rebuild work on the Dispatch Center restroom. It was believed that a better cost could be obtained for the locker room restroom work because they were already on site; 2) SDB, Inc.'s JOC co-efficient charged to projects is 19 percent and

is the lowest of all JOC contractors doing business with the city. As a result, their selection for this JOC contract saved money.

The not to exceed \$86,683 amount of the contract includes approximately \$12,000 worth of work at the Police Department with the balance being attributed to the library. Of the overall contract amount, the major cost components include:

- General Requirements (Project Manager, Superintendent and dumpster) \$10,700
- JOC coefficient @19% \$13,840
- Bathroom stalls and urinal screen \$ 8,162
- Solid surface, countertops and support bases \$ 4,400
- Terrazo installation \$31,500

The **General Requirements** and **JOC coefficient** are costs negotiated as part of the contract. The General Requirement costs are in line with other JOC contractor project costs. As stated earlier, SDB, Inc.'s JOC coefficient is the lowest charged by JOC contractors doing business with the city. The **bathroom stalls and urinal screen** are solid plastic, floor and ceiling mounted, vandal resistant structures. The **countertops and support bases** are of a solid surface type designed to guard against water intrusion and vandalism that is associated with laminated surfaces. The use of **terrazzo** for floor and wall surfaces in restrooms follows a "city standard" decision implemented several years ago. Primarily selected as an answer to mold considerations, terrazzo provides a moisture impervious surface that is also easy to clean and maintain. While its installation costs are approximately twice that of ceramic tile, its life cycle costs are less. Its real value in restrooms comes in its impervious surface and the ability to incorporate an integrated cove base for extending the surface up the walls to a chosen height of four feet. Ceramic tile creates hundreds of joints, multiplying the possibility of moisture intrusion into subsurface areas that can result in the development of mold. Additionally, the grouted surfaces between the tiles are subject to discoloration, chipping and require periodic expensive regrouting. Because of its long-term cost effective nature, terrazzo has been used in all city restroom remodel projects for several years. It is also a specified product in new construction and can be found in fire stations, police substations and public building foyers.

It is my sincere hope that this information clarifies the intent and content of Agenda Item #39. Council's approval of that JOC to SDB, Inc. in an amount not to exceed \$86,683 is recommended.

cc: Sheina Hughes, Acting City Engineer



**PURCHASING ITEM  
FOR  
COUNCIL AGENDA  
Memo No. CA07-255**

1. Agenda Item Number:

**39**

2. Council Meeting Date:  
May 24, 2007

**TO: MAYOR & COUNCIL**

**3. Date Prepared:** May 10, 2007

**THROUGH: CITY MANAGER**

**4. Requesting Department:** Community Services

**5. SUBJECT:** Award a job order contract project agreement to SDB, Inc., for Restroom Remodels at Various Locations, Project No. BF0701-401, in an amount not to exceed \$86,683.

**6. RECOMMENDATION:** Recommend award a job order contract project agreement to SDB, Inc., for Restroom Remodels at Various Locations, Project No. BF0701-401, in an amount not to exceed \$86,683.

**7. BACKGROUND/DISCUSSION:** The Building & Facilities Division has determined that two City restroom facilities are in need of renovation. One of these is the upstairs restroom at the Main Library location, which will undergo a full remodel, including removal and replacement of existing stalls, mirrors, fixtures, and countertops. The other restroom is on the second floor of the Police Headquarters and requires only a re-plumb of the water lines in the men's room.

**8. EVALUATION PROCESS:** On January 11, 2007, Council approved the award of a job order contract, Number JOC 07-04, to SDB, Inc., for general contracting construction services to City facilities. The costs proposed for this project have been reviewed by City staff and compared to historical prices for similar installation work.

**9. FINANCIAL IMPLICATIONS:**

Cost: \$86,683  
Savings: NA  
Long Term Costs: N/A

Fund Source:

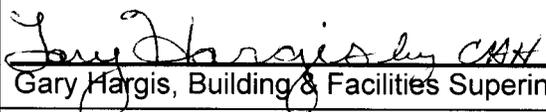
<u>Acct. No.:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
101.3200.0000.6211	Improvements --Exterior	N/A	N/A	\$ 86,683

**10. PROPOSED MOTION:** Move to award a job order contract project agreement to SDB, Inc., for Restroom Remodels at Various Locations, Project No. BF0701-401, in an amount not to exceed \$86,683, and authorize the Mayor to sign the contract documents.

**ATTACHMENTS:** Location Map

**APPROVALS**

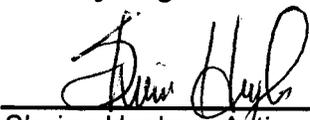
**11. Requesting Department**

  
Gary Hargis, Building & Facilities Superintendent

**13. Department Head**

  
Mark M. Eynatten, Community Services Director

**12. City Engineer**

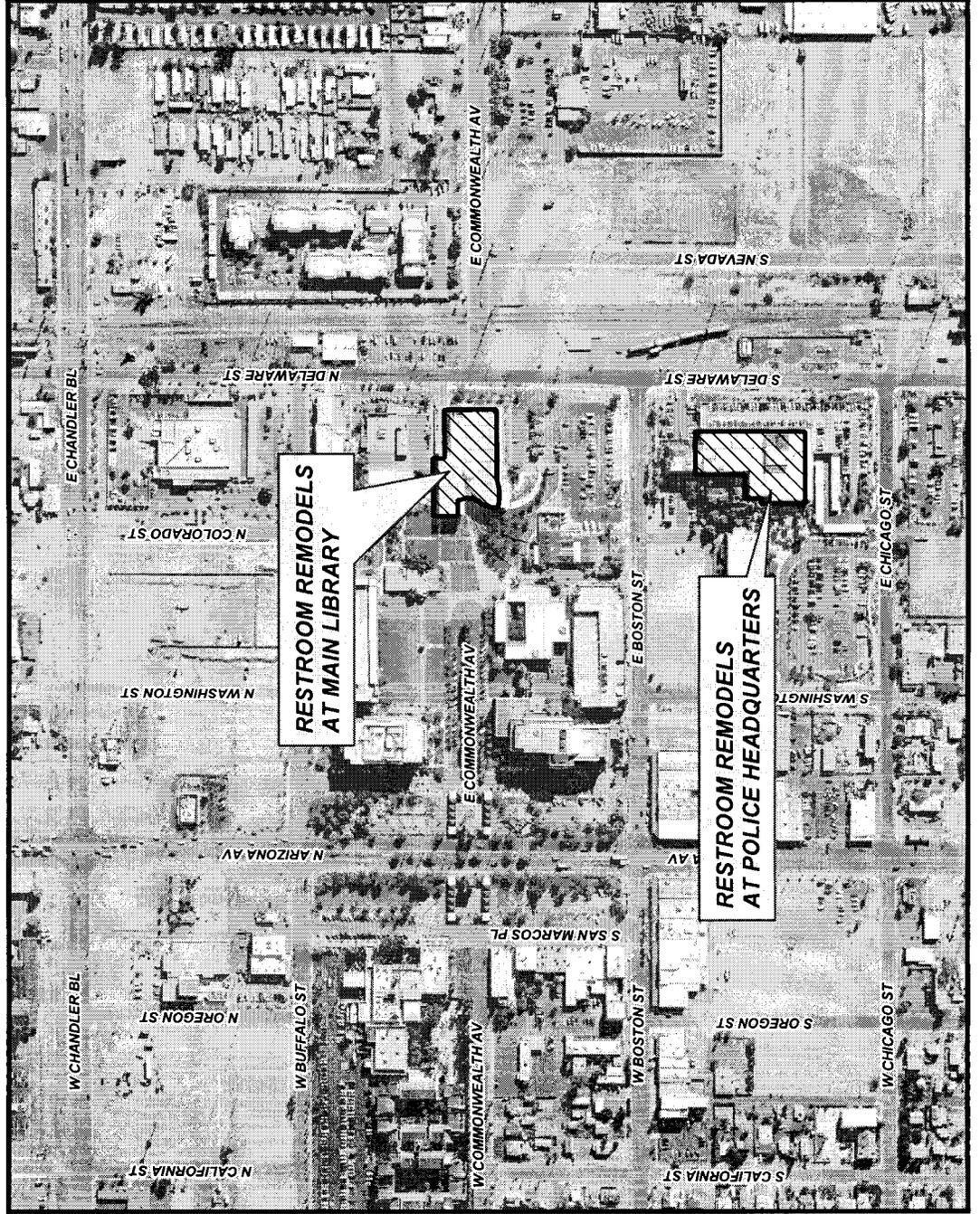
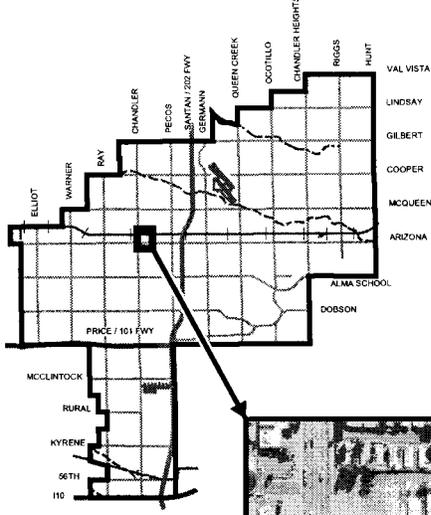
  
Sheina Hughes, Acting Assistant Public Works Director/City Engineer

**14. City Manager**

  
W. Mark Pentz



# RESTROOM REMODELS AT VARIOUS LOCATIONS PROJECT NO. BF0701-401



MEMO NO. CA07-225



RESTROOM REMODELS



**PROJECT AGREEMENT  
PURSUANT TO JOB ORDER CONTRACT NO. JOC 07-04**

**AGREEMENT NO: BF0701-401  
PROJECT NAME (or LOCATION): Restroom Remodel – Various Locations  
DEPT.: Public Works**

This AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_ 2007, by and between the City of Chandler, a municipal corporation (hereinafter referred to as "CITY") and SDB, Inc., an Arizona corporation, (hereinafter referred to as "JOC") and is a Job Order entered into pursuant to JOB ORDER CONTRACT NO. JOC 07-04.

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 restroom Remodel – Various Locations, Project Number BF0701-401. The scope of work consists of providing labor and materials to remodel upstairs restrooms at Main Library and re-plumb upstairs men's restroom urinals at Police Headquarters.

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 Eighty Six Thousand Six Hundred Eighty Three Dollars (\$86,683) determined and payable as set forth in Contract JOC 07-04 and Exhibit A attached hereto and made a part hereof by reference.

**ARTICLE 3. CONTRACT TIME & SCHEDULE**

The Contract Time is Ninety days and JOC agrees to complete all Construction within Ninety (90) 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. JOC 07-04 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 Agreement on the day and year first written above.

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

IN WITNESS WHEREOF, the parties have hereunto subscribed their names to this \_\_\_\_\_ day of \_\_\_\_\_ 2007.

CITY OF CHANDLER

FOR THE JOC:

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

By: \_\_\_\_\_ 5/9/07  
Title: \_\_\_\_\_ Project Manager

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

ADDRESS FOR NOTICE  
Mr. Sean Jones  
SDB, Inc.  
810 W. First St.  
Tempe, AZ 85281

APPROVED AS TO FORM:

Phone: 602-686-5615  
Fax: 967-5841

By: \_\_\_\_\_ City Attorney  
ATTEST:

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

**EXHIBIT A  
FEE SCHEDULE**

CSI	Description	Cost
01	Division 1 - General Requirements	\$ 10,700.00
02	Division 2 - Site Construction	\$ 5,156.00
06	Division 6 - Wood & Plastics	\$ 4,400.00
09	Division 9 - Finishes	\$ 35,601.00
10	Division 10 - Specialties	\$ 9,486.00
15	Division 15 - Mechanical	\$ 7,500.00
<b>Sub Total</b>		<b>\$ 72,843.00</b>
Coefficient 19.0%		\$ 13,840.00
<b>Total</b>		<b>\$ 86,683.00</b>

DIVISION BREAKDOWN					
QUAN	CSI	Description	Unit	\$ per Unit	Total
<b>Division 1 - General Requirements</b>					
60.0	013020	Project Manager	EA	\$ 60.00	\$ 3,600.00
120.0	013100	Superintendent	EA	\$ 55.00	\$ 6,600.00
1.0	015280	Dumpster	EA	\$ 500.00	\$ 500.00
<b>Total - Division 1 - General Requirements</b>					<b>\$ 10,700.00</b>
<b>Division 2 - Site Construction</b>					
1.0	020001	Demo existing bathroom partitions, accessories, countertops, and fixtures	LS	\$ 760.00	\$ 760.00
1.0	020001	Demo tile walls and drywall for plumbing repairs and terrazzo	LS	\$ 2,212.00	\$ 2,212.00
1.0	020001	Demo tile floors for terrazzo	LS	\$ 2,184.00	\$ 2,184.00
<b>Total - Division 2 - Site Construction</b>					<b>\$ 5,156.00</b>
<b>Division 6 - Wood &amp; Plastics</b>					
1.0	062000	Solid surface countertops and support bases at library	LS	\$ 4,400.00	\$ 4,400.00
<b>Total - Division 6 - Wood &amp; Plastics</b>					<b>\$ 4,400.00</b>
<b>Division 9 - Finishes</b>					
1.0	092500	Install cement board for terrazzo at library	LS	\$ 2,159.00	\$ 2,159.00
1.0	092500	Install transition strip between existing walls and new terrazzo	LS	\$ 736.00	\$ 736.00
1.0	092500	Install and finish drywall at pd	LS	\$ 446.00	\$ 446.00
1.0	096000	Terrazzo installation at library	LS	\$ 31,500.00	\$ 31,500.00
1.0	099000	Patch and paint ceilings at library and wall at pd	LS	\$ 760.00	\$ 760.00
<b>Total - Division 9 - Finishes</b>					<b>\$ 35,601.00</b>
<b>Division 10 - Specialties</b>					
1.0	101600	Install (8) stalls w/ doors and (1) urinal screen	LS	\$ 8,162.00	\$ 8,162.00
1.0	101600	Remove existing and install (2) new 10' x 4' mirrors	LS	\$ 696.00	\$ 696.00
1.0	101600	Reinstall existing bathroom accessories on new stalls	LS	\$ 628.00	\$ 628.00
<b>Total - Division 10 - Specialties</b>					<b>\$ 9,486.00</b>
<b>Division 15 - Mechanical</b>					
3.0	154000	Plumbing Allowance	AL	\$ 2,500.00	\$ 7,500.00
<b>Total - Division 15 - Mechanical</b>					<b>\$ 7,500.00</b>