



**PURCHASING ITEM
FOR
COUNCIL AGENDA
Memo No. CA08-121**

1. Agenda Item Number:
26
2. Council Meeting Date:
February 28, 2008

TO: MAYOR & COUNCIL

3. Date Prepared: February 12, 2008

THROUGH: CITY MANAGER

4. Requesting Department: Police Department

5. SUBJECT: Award a Job Order Contract Project Agreement to SDB, Inc. for Fire Suppression System at Police Property and Evidence Facility, Project No. PD0801-401, per Job Order Contract 07-04, in an amount not to exceed \$298,250.

6. RECOMMENDATION: Staff recommends that Council award a Job Order Contract Project Agreement to SDB, Inc. for Fire Suppression System at Police Property and Evidence Facility, Project No. PD0801-401, per Job Order Contract 07-04, in an amount not to exceed \$298,250.

7. BACKGROUND/DISCUSSION: Allianz Insurance Company, the City's property insurance carrier, has conducted an audit in which they identified a potential liability at the Richard T. Felix Police Evidence Building, at 576 W. Pecos Road in that there is currently not a fire suppression system in place. The building was enlarged and renovated in 2002-2003. At the time, a particle beam detector system was installed as a substitute for a wet sprinkler system.

The Chandler Police Department's Special Assignments Unit (S.A.U.) utilizes storage bays at the facility. All but one of the bays are fully enclosed and climate-controlled. The remaining bay, located at the northwest corner of the building, is covered but enclosed by chain link fencing only. As a result, vehicles and equipment stored in this bay are susceptible to damage from inclement weather.

This project agreement will fully enclose remaining bay with metal siding installed on the existing steel framing. Work under this agreement also includes reconfiguration of perimeter detection devices and a fire suppression system throughout the facility, including the new enclosure, per the recommendations by the Allianz Insurance Company. Construction is expected to begin in March 2008. The project duration will be approximately three months.

8. EVALUATION: On December 15, 2005, Council approved the extension of a Job Order Contract, Number JOC 03-12, 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: \$298,250

Savings: N/A

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>
101.2010.0000.6210	General Fund	Police Administration Construction	N/A	\$298,250

10. PROPOSED MOTION: Move that Council award a Job Order Contract Project Agreement to SDB, Inc. for Fire Suppression System at Police Property and Evidence Facility, Project No. PD0801-401, per Job Order Contract 07-04, in an amount not to exceed \$298,250, and authorize the Mayor to sign the contract documents.

ATTACHMENTS: Location Map

APPROVALS

11. Requesting Department

Joe Gaylord
Joe Gaylord, Assistant Police Chief

13. Department Head

Sherry Kiyler
Sherry Kiyler, Police Chief

12. City Engineer

Sheina Hughes
Sheina Hughes, Acting Assistant Public Works
Director/City Engineer

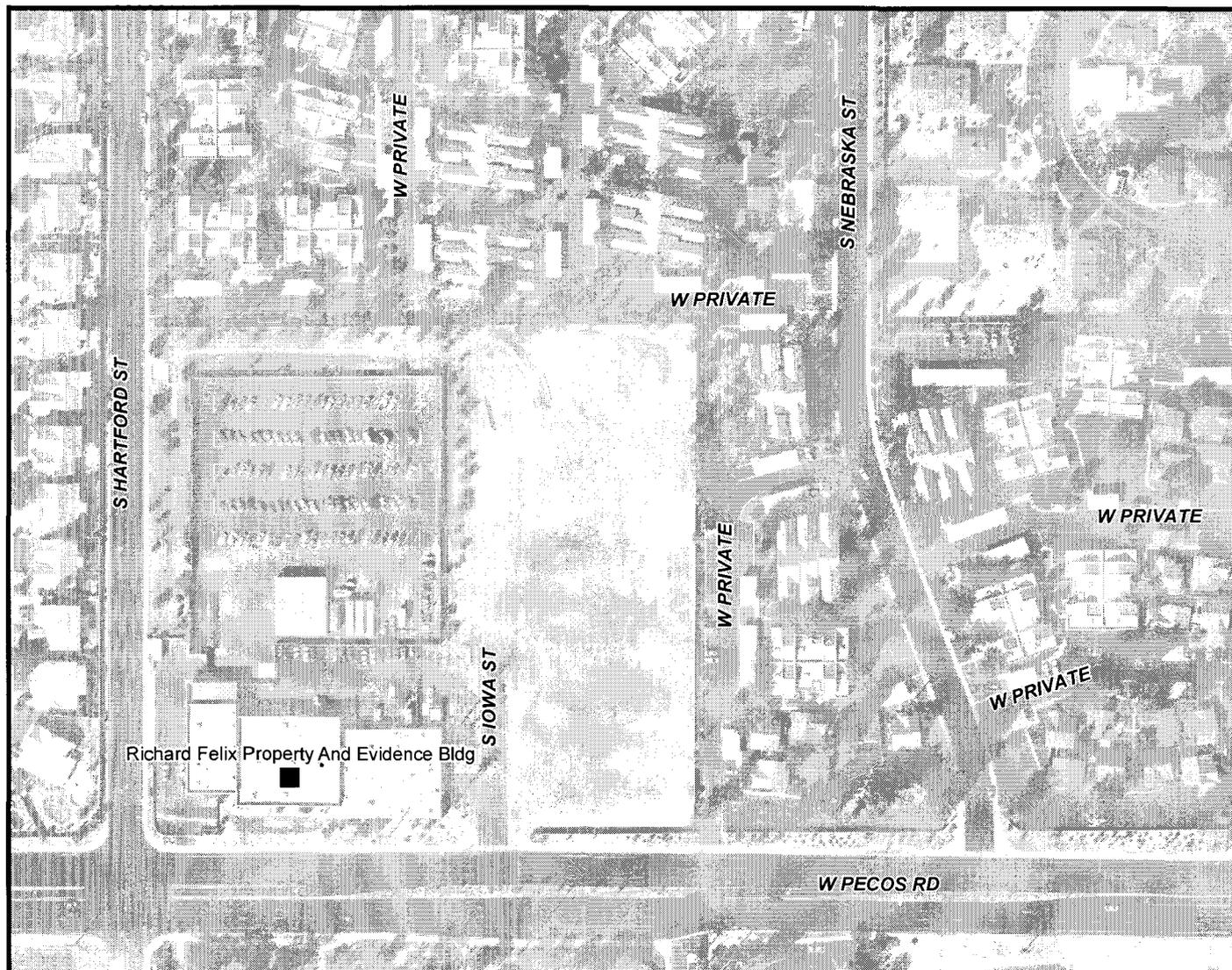
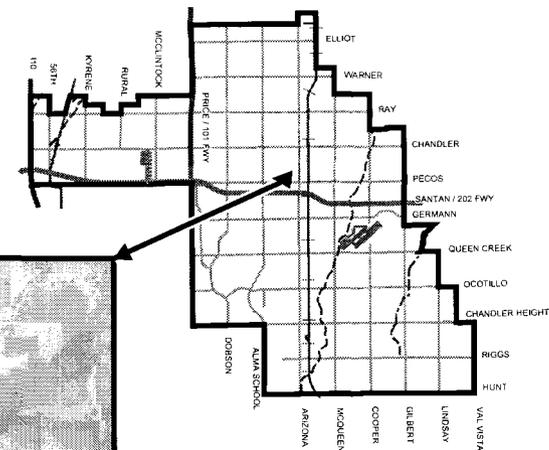
14. City Manager

W. Mark Pentz
W. Mark Pentz



FIRE SUPPRESSION SYSTEM AT POLICE PROPERTY AND EVIDENCE FACILITY

PROJECT NO. PD0801-401



MEMO NO. CA08-121



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

AGREEMENT NO: PD0801-410

**PROJECT NAME (or LOCATION): Fire Suppression System at Police Property & Evidence Facility
DEPT.: Fire**

This AGREEMENT is made this _____ day of _____ 2008, 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 Fire Suppression System at Police Property & Evidence Facility, Project Number PD0801-410. The scope of work consists of engineering, design, and implementation of a retrofit fire suppression (sprinkler) system at the Police Property and Evidence Facility, 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 Two Hundred Ninety Eight Thousand Two Hundred Fifty Dollars (\$298,250) determined and payable as set forth in Contract JOC 07-04 and Exhibit B attached hereto and made a part hereof by reference.

ARTICLE 3. CONTRACT TIME & SCHEDULE

The Contract Time is One Hundred Twenty days and JOC agrees to complete all Construction within One Hundred Twenty (120) 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 _____ 2008.
CITY OF CHANDLER

MAYOR

DATE: _____

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

APPROVED AS TO FORM:

By: _____
ATTEST:

City Attorney

City Clerk

FOR THE JOC:

By: _____
Title: _____ *Project Manager* 1/29/08

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

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

**EXHIBIT A
SCOPE OF WORK**

JOC shall provide the following services at the Police Property & Evidence Facility:

Sprinkler System:

- Install fire riser at southeast corner of building. A 6" line will be tapped into 8" main on Iowa Street, including include a backflow preventer and FDC installation, as well as civil engineering for street work.
- Install separate dry riser inside building for pre-action system for the following areas:
A room, Gun room, Coolers and Freezers, Warehouse storage, IT room, and Forensic storage. All other areas shall be wet pipe.
- Modify existing Notifer panel and detection systems.
- Detection system, wet sprinkler system, and pre-action system shall be engineered and submitted to COC for review and permit prior to installation. Price does not include plan check or permit fees.
- Paint exterior piping.
- Remove and replace, as needed, ceiling tiles.

Enclosure:

- Remove chain link fencing and enclose canopy with steel and siding.
- Reinstall chain link fencing inside to create secure storage area.
- Provide electrical as follows: receptacles for lockers and computers, receptacles in bay area, 3-way switching for lighting, and extension of 240V 50A circuit to bay.

**EXHIBIT B
FEE SCHEDULE**

Sprinkler:

CSI	Description	Cost
01	Division 1 - General Requirements	\$ 25,484.00
02	Division 2 - Site Construction	\$ 29,300.00
03	Division 3 - Concrete	\$ -
04	Division 4 - Masonry	\$ -
05	Division 5 - Steel	\$ -
06	Division 6 - Wood & Plastics	\$ -
07	Division 7 - Therm & Moist Protection	\$ -
08	Division 8 - Doors & Windows	\$ -
09	Division 9 - Finishes	\$ 8,700.00
10	Division 10 - Specialties	\$ -
11	Division 11 - Equipment	\$ -
12	Division 12 - Furnishings	\$ -
13	Division 13 - Special Construction	\$ -
14	Division 14 - Conveying Systems	\$ -
15	Division 15 - Mechanical	\$ 123,350.00
16	Division 16 - Electrical	\$ 5,000.00
	Sub Total	\$ 191,834.00
	Coefficient 17.0%	\$ 32,612.00
	Total	\$ 224,446.00

DIVISION BREAKDOWN					
QUAN	CSI	Description	Unit	\$ per Unit	Total
Division 1 - General Requirements					
80.0	010010	Project Manager	EA	\$ 70.00	\$ 5,600.00
160.0	010019	Superintendent	EA	\$ 55.00	\$ 8,800.00
1.0	013304	Civil engineering services	LS	\$ 10,784.00	\$ 10,784.00
2.0	015270	Portable Toilets	EA	\$ 150.00	\$ 300.00
		Total - Division 1 - General Requirements			\$ 25,484.00
Division 2 - Site Construction					
4.0	022100	Private detection services	LS	\$ 150.00	\$ 600.00
1.0	023100	Trenching, backfill, compection, and street work for underground service	LS	\$ 10,850.00	\$ 10,850.00
1.0	025100	Pipe installation for underground service	LS	\$ 12,850.00	\$ 12,850.00
1.0	029000	Landscape repair allowance	AL	\$ 5,000.00	\$ 5,000.00
		Total - Division 2 - Site Construction			\$ 29,300.00
Division 9 - Finishes					
1.0	095100	Acoustical ceilings removal and replacement	LS	\$ 6,760.00	\$ 6,760.00
1.0	099000	Painting of exterior piping	LS	\$ 1,940.00	\$ 1,940.00
		Total - Division 9 - Finishes			\$ 8,700.00
Division 15 - Mechanical					
1.0	153000	Sprinkler design and installation	LS	\$ 94,500.00	\$ 94,500.00
1.0	153001	Detection and monitoring design and installation	LS	\$ 28,850.00	\$ 28,850.00
		Total - Division 15 - Mechanical			\$ 123,350.00
Division 16 - Electrical					
1.0	160001	Electrical allowance for detection and pre-action systems	AL	\$ 5,000.00	\$ 5,000.00
		Total - Division 16 - Electrical			\$ 5,000.00

**EXHIBIT B
FEE SCHEDULE**

Enclosure:

CSI	Description	Cost
01	Division 1 - General Requirements	\$ 18,550.00
02	Division 2 - Site Construction	\$ 2,227.00
03	Division 3 - Concrete	\$ -
04	Division 4 - Masonry	\$ -
05	Division 5 - Steel	\$ 22,495.00
06	Division 6 - Wood & Plastics	\$ -
07	Division 7 - Therm & Moist Protection	\$ -
08	Division 8 - Doors & Windows	\$ -
09	Division 9 - Finishes	\$ 250.00
10	Division 10 - Specialties	\$ -
11	Division 11 - Equipment	\$ -
12	Division 12 - Furnishings	\$ -
13	Division 13 - Special Construction	\$ -
14	Division 14 - Conveying Systems	\$ -
15	Division 15 - Mechanical	\$ -
16	Division 16 - Electrical	\$ 19,558.00
Sub Total		\$ 63,080.00
Coefficient 17.0%		\$ 10,724.00
Total		\$ 73,804.00

DIVISION BREAKDOWN

QUAN	CSI	Description	Unit	\$ per Unit	Total
Division 1 - General Requirements					
40.0	010010	Project Manager	EA	\$ 70.00	\$ 2,800.00
90.0	010019	Superintendent	EA	\$ 55.00	\$ 4,400.00
1.0	013304	Architectural and Structural Design	LS	\$ 5,850.00	\$ 5,850.00
1.0	013305	Reimbursable expenses for design	LS	\$ 500.00	\$ 500.00
1.0	012000	Owner Contingency for changes in scope due to design and plan review	AL	\$ 5,000.00	\$ 5,000.00
Total - Division 1 - General Requirements					\$ 18,550.00
Division 2 - Site Construction					
1.0	028200	Exterior fencing removal and interior installation	LS	\$ 2,227.00	\$ 2,227.00
Total - Division 2 - Site Construction					\$ 2,227.00
Division 5 - Steel					
1.0	050500	Canopy enclosure, steel and siding installation	LS	\$ 22,495.00	\$ 22,495.00
Total - Division 5 - Steel					\$ 22,495.00
Division 9 - Finishes					
1.0	099000	Painting doors and frame	LS	\$ 250.00	\$ 250.00
Total - Division 9 - Finishes					\$ 250.00
Division 16 - Electrical					
1.0	160001	Electrical work	LS	\$ 17,158.00	\$ 17,158.00
1.0	167500	Perimeter detection removal and reinstallation	LS	\$ 2,400.00	\$ 2,400.00
Total - Division 16 - Electrical					\$ 19,558.00