

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 10R
Amend No. _____

Date Prepared: December 27, 2007 Council Meeting Date: January 15, 2008

TO: Terrence L. Ellis, City Manager
FROM: William Mattingly, Public Works Director *WJM*
PREPARED BY: Edward Striffler, Design & Construction Manager

SUBJECT: Approve a contract award to Hunter Contracting Company for an amount not to exceed \$524,273 for design and preconstruction services on the Pinnacle Peak Public Safety Facility Parking Expansion and Canopies project (PD00015/17) and authorize expenditure for City paid project expenses up to \$215,000. Funding is available in the current Capital Improvement Plan in accounts 7930-7930-CIPOF-540500-PD00015 and 7930-7930-CIPOF-540500-PD00017.

RECOMMENDATION: That the City Council approve a contract award to Hunter Contracting Company for an amount not to exceed \$524,273 for design and preconstruction services on the Pinnacle Peak Public Safety Facility Parking Expansion and Canopies project (PD00015/17) and authorize expenditure for City paid project expenses up to \$215,000. Funding is available in the current Capital Improvement Plan in accounts 7930-7930-CIPOF-540500-PD00015 and 7930-7930-CIPOF-540500-PD00017.

SUMMARY:

In early 2007 the City of Peoria completed the purchase of 4.8 acres to the north of the Pinnacle Peak Public Safety Facility with the intent to develop additional patron, staff, and public safety vehicle parking. The City also has a need to capture, retain, and discharge in a controlled manner sheet drainage across the undeveloped desert land to the north of the facility. Key improvements as part of this project will include half street improvements to 102nd Avenue, drainage improvements, median cuts and right of way landscape improvements along Lake Pleasant Parkway, secured covered parking for public safety vehicles, access gates, security cameras, site walls, and on-site landscaping.

The Design/Build delivery method was determined by staff to be the most appropriate delivery method for this project. This method involves two phases that include programming, design, and preconstruction as the first phase and the actual construction and construction administration of the project as the second phase. Phase

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business

ORD. # _____ RES. # _____
LCON# 00909 LIC. # _____
Action Date: _____

one will result in a Guaranteed Maximum Price (GMP) for construction and fixed construction schedule.

The City issued a statement of interest and qualifications for firms to respond. The solicitation was advertised in the Peoria Times as well as at McGraw-Hill Dodge, Bid Net, Bid Source, IMS, Reed Construction Data, Shirley's Plan Service, Contractor's Plan Room, and posted on the City of Peoria Materials Management web site. Three design/build teams responded to the advertised request. Three teams were selected for interviews and the design/build team of Hunter Contracting Company with Jacobs Engineering was ultimately selected by the selection committee as the most advantageous and qualified firm for this project.

There are two elements to phase one of this contract. The first element at a cost not to exceed \$524,273 includes design and preconstruction services. The second element at costs estimated up to \$215,000 includes 1) payment of design review, permit, impact, and water fees and project specific assessments, 2) payments to Arizona Public Service, Cox Communications, and/or Qwest Communications for design and construction services specific to this project, and 3) project contingency from which unforeseen changes to Phase One scope can be paid. The established project budget anticipates these costs and their payment prior to the award of the second phase Guaranteed Maximum Price contract.

The Pinnacle Peak Public Safety Facility Parking Expansion and Canopies project is budgeted in the current capital improvement program and will be funded from the Building & Improvement accounts in:

CIP Project # PD00015/17 (PPPSF Parking Expansion & Canopies)

Law Enforcement Dev Fees (7930-7930-540500-PD00015)	\$ 654,273
Law Enforcement Dev Fees (7930-7930-540500-PD00017)	<u>\$ 85,000</u>
Total	\$ 739,273

Staff recommends approval of these items:

Approve a contract award to Hunter Contracting Company for an amount not to exceed \$524,273 for design and preconstruction services on the Pinnacle Peak Public Safety Facility Parking Expansion and Canopies project (PD00015/17);

Authorize expenditure for City paid project expenses up to \$215,000.

ATTACHMENTS: Solicitation P07-0111



STATEMENT OF INTEREST AND QUALIFICATIONS

Solicitation Number: P07-0111

Materials Management

Procurement

8314 West Cinnabar Street
Peoria, Arizona 85345-6560

Phone: (623) 773-7115

Fax: (623) 773-7118

Request for Statement of Interest and Qualifications Pinnacle Peak Public Safety Facility Parking Expansion and Offsite Improvements

INTRODUCTION

The City of Peoria Arizona is seeking a qualified Design Build Team to provide design and construction services for the expansion of and improvements to parking facilities at the Pinnacle Peak Public Safety Facility at 23100 N. Lake Pleasant Road in north Peoria. Offsite improvements to 102nd Avenue and Lake Pleasant Road adjacent to the facility are required as part of the project. Submitting teams will ideally possess experience in delivering institutional facilities utilizing a design build approach, and should be able to demonstrate very high customer satisfaction from past clients. Specific experience in site master planning and parking facility design and construction is preferred. The City of Peoria's total capital budget estimate for this project is currently \$3M, of which approximately \$2.2M is available for construction.

Section I – Project Description

Background

Commercial and residential growth in north Peoria has been accompanied by an increase in the number of public safety personnel on the streets each day. The City of Peoria constructed the Pinnacle Peak Public Safety Facility in the year 2000 to fulfill the role of a police substation serving the northern portions of the City. The increase in the number of personnel operating out of the facility brings with it a two-fold increase in the number of parking spaces required as both employee vehicles and public safety vehicles must be accommodated. Additional public visiting the facility to engage the services of the Police Department, for elections, or for special meetings held in the facility meeting rooms necessitates an expansion of the public parking.

Public safety vehicles are outfitted with the latest computer aided dispatch computing systems. The operating life of these systems is greatly impacted by heat gain in the vehicles driving a need to protect the assets with covered parking. A separate capital project in the capital improvement program to add covered parking to the existing parking areas will be incorporated into the larger parking expansion project.



City of Peoria, Arizona

Design/Build Agreement



Statement of Qualifications No: P07-0111

Job Description: Pinnacle Peak Public Safety Facility Parking Expansion

Location: City of Peoria, Materials Management Contact: Athena Bonner

Mailing Address: 8314 W. Cinnabar St., Peoria, AZ 85345 Phone: (623) 773-7115

OFFER

Arizona Transaction (Sales) Privilege
Tax License Number: [REDACTED]

Contractor's
License Number: A-070961

Federal Employer Identification
Number: [REDACTED]

[REDACTED]
Authorized Signature for Offer

Hunter Contracting Co.
Company Name

Steven M. Padilla
Printed Name

701 N. Cooper Rd.
Address

Gilbert, Arizona 85233
City State Zip Code

President
Title

(480) 892-0521
Telephone

(480) 892-4932
Facsimile

ACCEPTANCE OF OFFER AND CONTRACT AWARD (For City of Peoria Use Only)

Your offer is hereby accepted. The Contractor is now bound to sell the materials and/or services listed by the attached award notice based upon the solicitation, including all terms conditions, specifications, amendments, etc., and the Contractor's offer as accepted by the City. The Contractor is hereby cautioned not to commence any billable work or provide any material, service or construction under this contract until Contractor receives an executed Purchase Order.

Attested by: _____

City of Peoria, Arizona. Eff. Date: _____

Mary Jo Kief, City Clerk

Approved as to form:

Stephen M. Kemp, City Attorney

10R 011508
CC

Awarded on _____

L CON 00808
Contract Number

1

City Seal
Rev. 2/02/06

Official File

Terrence L. Ellis, City Manager