

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: FR
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 Haydon Building Corp for an amount not to exceed \$1,682,465 for design and preconstruction services on the City Hall Renovations and Mechanical Systems Replacements project (PW00320/345) and authorize expenditure for City paid project expenses up to \$546,000. Funding is available in the current Capital Improvement Plan in accounts 1970-1970-CIPOF-540500-PW00320, 1970-1970-CIPOF-540500-PW00345, 1210-0350-CIPOF-540500-PW00320, and 1000-0310-CIPOF-540500-PW00320.

RECOMMENDATION: That the City Council approve a contract award to Haydon Building Corp for an amount not to exceed \$1,682,465 for design and preconstruction services on the City Hall Renovations and Mechanical Systems Replacements project (PW00320/345) and authorize expenditure for City paid project expenses up to \$546,000. Funding is available in the current Capital Improvement Plan in accounts 1970-1970-CIPOF-540500-PW00320, 1970-1970-CIPOF-540500-PW00345, 1210-0350-CIPOF-540500-PW00320, and 1000-0310-CIPOF-540500-PW00320.

SUMMARY:

Consistent with the recommendations of the City of Peoria City Hall 15 Year Master Plan re-validated in August 2007 and the City of Peoria Mechanical Systems Study prepared in 2005, the City of Peoria will undertake as a single coordinated project the reconstruction and renovation of City Hall concurrent with the replacement of critical building systems.

City Hall was constructed in 1990 and houses the cooling, heating, and fire alarm systems which serve the municipal complex. Numerous building systems have reached the end of their reliable life-span. Computer aided environmental controls systems for building heating and cooling are antiquated and fail frequently. Computer based fire alarm systems can no longer be modified during tenant improvements and remain code compliant. Building chillers, air handlers, and pumps have all provided many long years of continuous operation. To ensure continued reliable operation of City Hall for the next

CITY CLERK USE ONLY:

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

ORD. # _____ RES. # _____
LCON# 00608 LIC. # _____
Action Date: _____

two decades, the City must replace and upgrade the various building systems. The relocation of various departments to the new Development & Community Services Building allows for a sequenced renovation of the building's interiors, reconstruction and replacement of essential building systems, and replacement of aged furnishings in a coordinated effort that minimizes disruption to City operations. The project will seek Leadership in Energy and Environmental Design (LEED) Silver Certification from the US Green Building Council.

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 one will result in one or more Guaranteed Maximum Price (GMP) awards for construction and a phased 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 Haydon Building Corp with DFDG Architects & Energy Systems Design 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 \$1,682,465 includes design and preconstruction services. The second element at costs estimated up to \$546,000 includes 1) payment of design review, permit, impact, and water fees and project specific assessments, 2) payments to Arizona Public Service 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 City Hall Renovations and Mechanical Systems Replacements project is budgeted in the current capital improvement program and will be funded from the Building & Improvement accounts in:

**CIP Project # PW00320 & PW00345
(City Hall Renovations and Mechanical Systems Replacements)**

Municipal Complex Reserve	(1970-1970-540500-PW00345)	\$531,264
Municipal Complex Reserve	(1970-1970-540500-PW00320)	\$216,159
Half Cent Sales Tax	(1210-0350-540500-PW00320)	\$ 680,000
General Fund	(1000-0310-540500-PW00320)	<u>\$ 801,042</u>

Total \$ 2,228,465

Staff recommends approval of these items:

Approve a contract award to Haydon Building Corp for an amount not to exceed \$1,682,465 for design and preconstruction services on the City Hall Renovations and Mechanical Systems Replacements project (PW00320/345);

Authorize expenditure for City paid project expenses up to \$546,000.

ATTACHMENTS: Solicitation P08-0002



STATEMENT OF INTEREST AND QUALIFICATIONS

Solicitation Number: P08-0002

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 for Reconstruction / Renovations of City Hall and City Hall Complex Mechanical Systems Replacement

INTRODUCTION

The City of Peoria Arizona is seeking a qualified Design Build Team to provide design and construction services for: 1) Reconstruction / Renovations of City Hall, and 2) City Hall Complex Mechanical Systems Replacement. The project is located on the City's Municipal Complex in southern Peoria. Submitting teams will ideally possess experience in delivering complex tenant improvement and building systems upgrades utilizing a design build approach, and should be able to demonstrate very high customer satisfaction from past clients from the programming phase through a project's warranty period. The City of Peoria's total combined capital budget estimate for this project is currently \$12.7M, of which approximately \$10.8M is available for construction.

Section I – Project Description

Background

In 2002, the City of Peoria commissioned a study to evaluate the City's projected staff growth and available inventory of administrative office space. The goal of the study was to validate the new administrative office building assumptions in the 10 year Capital Improvement Program and to recommend the sequence of tenant improvement and new construction projects necessary to accommodate interim growth. With the completion of the Technology Center renovations in 2005 and the new Development and Community Services Building project in 2007, attention may now turn to the reconstruction and renovation of City Hall to address the space needs of those departments remaining in the building.

City Hall was constructed in the early 1990's and houses the cooling, heating, and fire alarm systems which serve the municipal complex. Numerous essential building systems have reached the end of their reliable life-span. Computer aided environmental controls systems for building heating and cooling are antiquated and fail frequently. Computer based fire alarm systems can no longer be modified during tenant improvements and remain code compliant. Building chillers, air handlers, and pumps have all provided many long years of continuous operation. To ensure continued reliable operation of City Hall for the next two decades, the City has funded the City Hall Complex Mechanical Systems Replacement project.



City of Peoria, Arizona

Design/Build Agreement



Statement of Qualifications No: P08-0002

Job Description: City Hall Renovation and Mechanical Systems Update

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: _____

Contractor's
License Number: _____

Federal Employer Identification
Number: _____

Haydon Building Corp

Company Name

4640 East McDowell Road

Address

Phoenix AZ 85008

City State Zip Code

602-296-1496

Telephone

[REDACTED]

ARIZ BEHRHOLDST
Printed Name

VICE PRESIDENT
Title

602-296-1495
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

ER 011504
CC
L 00608

Awarded on _____

Contract Number

1

City Seal
Rev. 1/02/06

Official File

Terrence L. Ellis, City Manager